APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

APPLICANT: Hamilton County I	Park District	CODE # <u>061-02037</u>
DISTRICT NUMBER: 2 COU	NTY: <u>Ham</u>	iltonDATE <u>4/4/08</u>
CONTACT: Ross Hamre PH	HONE # <u>(5:</u>	13) 728-3551, Ext. 256
FAX: (513) 521-2896	E-MAIL	rhamre@greatparks.org
PROJECT NAME: Whitewater Rip	oarian Acqui	isitions – Phase 2
ELIGIBLE APPLICANT (Check Only 1) A. County (1) B. City (2) C. Township (3)		PROJECT TYPE (Check Largest Component)
D. Village (4) E. Conservancy District (6) F. Soil & Water Conservation District (7)	14. F	MARY PROJECT EMPHASIS 14, 20, 21 ee Simple acquisition of lands to provide access parian corridors or watersheds.
G. Joint Recreational District (8)		cquisition of connecting corridors upports comprehensive open space planning
X H. Park District/Authority (9) I. Nonprofit Organization (10) J. Other(11)		
ESTIMATED TOTAL PROJECT COST (from 1.1f): \$ 342,289 NRAC APPROVAL - To be complete	0.00 FUNDI	OHIO CONSERVATION NG REQUESTED: (from 1.2e) \$\frac{201,951.00}{} NRAC Committee ONLY
GRANT: \$		
FC	OR OPWC U	SE ONLY
PROJECT NUMBER:		APPROVED FUNDING: \$
Local Participation	0%	Project Release Date:
Clean Ohio Fund Participation	%1	

1.0 PROJECT FINANCIAL INFORMATION

1.1	PROJECT ESTIMATED COSTS: (Round to Nearest Dollar)	TOTAL DOLLARS	In Kind Dollars
a.)	Acquisition Expenses: Fee Simple Purchase \$\frac{301,114.00}{0.00} Easement Purchase \$\frac{0.00}{0.00} Other Earnest Money \$\frac{0.00}{0.00}	<u>)</u>	ons.)
b.)	Planning and Implementation: Appraisal \$ 4,400.00 Closing Costs \$ Title Work \$ 1,725.00 Environmental Assessments \$ 6,150.00 Survey \$ 2,400.00 Other Eligible Costs \$	\$ <u>14,675.00</u>	
c.)	Construction or Enhancement of Facilities: (Restoration)	\$26,500.00	
	HCPD Restoration Costs Plant 3,500 tree and shrub seedlings Plant native wildflower seed \$2,000 Deer fence around entire sites \$8,000 Amur honeysuckle removal/weed control Maintain area for first five years \$1,500 Total \$26,500).).) <u>.</u>	
d.)	Permits, Advertising, Legal:	\$	
e.)	Contingencies: (not to exceed 10% of total costs)	\$	
f.)	TOTAL ESTIMATED COSTS:	\$342,289.00	

1.2	PROJECT FINANCIAL RESOURCES: (Round to Nearest Dollar and Percent)		
		DOLLARS	
a.)	In-Kind Contributions (Please define)	\$00	
b.)	Applicant Contributions (Local Funds)	\$_105,338.00	30.7%
c.)	Other Public Revenues Nature Works Land Water Conservation Fund Ohio Environmental Protection Agency Ohio Water Development Authority Community Development Block Grant Ohio Department of Natural Resources OTHER Anderson Township	\$	<u>8.8%</u>
d.)	Private Contributions-Gratsch gift credit	\$5,000.00	<u>1.5%</u>
SUI	BTOTAL LOCAL RESOURCES:	\$ <u>140,338.00</u>	<u>41%</u>
e.)	CLEAN OHIO CONSERVATION FUND: Funds from another NRAC	\$ <u>201,951.00</u> \$ <u>.00</u>	
SU	BTOTAL CLEAN OHIO RESOURCES:	\$ <u>201,951.00</u>	<u>59%</u>
f.)	TOTAL FINANCIAL RESOURCES:	\$ <u>342,289.00</u>	100%
1.3	AVAILABILITY OF LOCAL FUNDS:		
Plea	ase list any partnership with other sources. (i.e.; is	this part of a larger p	roject or plan):

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If the project is multi-jurisdictional, information must be consolidated in this section.

- X Please check here if additional documentation is attached.
- 2.1 BRIEF PROJECT DESCRIPTION (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45244

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS: PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Site	Acreage	Offer		HCPD \$	Anderson Township (AT) Donation	Gratsch Gift Credit
Thieryoung	0.46				\$30,000.00	
Gratsch	0.46	\$30,000.00	.25	\$15,651.75		\$5,000.00
Grimmeissen	0.53	\$79,000.00	.50	\$35,690.50		
Bottom	0.52	\$81,000.00	.50	\$36,510.50		
Ridge	0.17	\$9,509.50	.36	\$5,221.15		
Anderson	0.09	\$4,999.80	.13	\$3,105.67		
EME Fence/Eheman	0.15	\$8,604.70	.27	\$4,778.43		
Total	2.38	\$301,114.00	.51	\$140,338.49	\$30,000.00	\$5,000.00

2.0 Project Information

2.1 Brief Project Description

A. <u>Specific Location</u>: The seven properties in this application are located in the 5000-5100 blocks of Batavia Road, Cincinnati, Ohio in the southeastern portion of Hamilton County along the Little Miami Scenic River (LMSR) near Lunken Field Airport. It is within the 45244 zip code area in Anderson Township and located within the Little Miami River Watershed. See Exhibits 1 & 2.

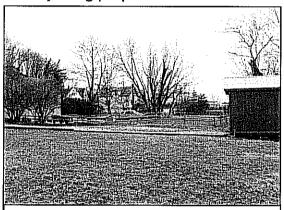
B. **Project Components**: See Attachment A.

Summary

The Hamilton County Park District (HCPD) and Anderson Township are partnering on this application to purchase a 2.4 acre corridor along McCullough Run to secure a bike trail corridor for the Little Miami Scenic Trail extension and to help preserve the McCullough Run and LMSR riparian corridors. This purchase includes the fee simple acquisition of four single family lots and the acquisition of corridors on three additional adjoining properties. These seven

properties include a combination of open space and riparian corridor within the Little Miami River and McCullough Run Floodplains which is currently degraded and require restoration. The property owners selling corridors only will retain ownership and occupancy of their dwellings.

Anderson Township has agreed to contribute \$30,000 towards the purchases in this application and will hold title to the Thieryoung property. The Park District will own



View looking west towards the future Little Miami Scenic Trail Corridor Extension.

the six contiguous properties through a fee simple ownership and hold a bicycle easement through the Thieryoung property. The HCPD will also be responsible for designing and constructing the trail as well as maintaining and patrolling it's length. The Park District also received a \$5,000 gift credit on the Gratsch property as the selling price was below the appraised value of \$35,000. This is outlined in the Application Summary Sheet.

These seven properties adjoin an existing 121 acre, protected riparian greenspace along the Little Miami River which is owned and maintained by Anderson Township. The land in this application is needed for the trail corridor to avoid crossing the deeply incised McCullough Run which is located on the Anderson Township property. By acquiring this primarily flat corridor, the trail will be more easily traversed through this area causing minor impact to the environment and preserving the stream bed.

In addition to the properties in this application the HCPD is currently negotiating with Super America to receive a donation of 1.2 acres of bicycle corridor on their property directly southwest of the application properties. See Exhibit 2. This acreage will be necessary to connect to already secured trail corridor property. See the Cooperation Agreement section for the tentative confirmation letter from Super America. This agreement could not be finalized as of the filing of this application; however, the HCPD believes an agreement will be met soon.

The HCPD bike trail extension includes two phases. The first phase will extend from the Little Miami Golf Center to Clear Creek Park. The easement for this phase has been secured and the design process has begun. The second phase will utilize the properties purchased in this application and stretches from Clear Creek Park to Beechmont Avenue.

The four homes that will be purchased in this application will be demolished by the HCPD and their sites maintained as open space until the entire bike trail corridor is secured. The Park District will also begin planting native species along the upper portions of the site and will perform an environmental study on the sites to determine if there are any hazardous materials located within the structures or on-site. It is not anticipated that any hazardous materials will be found, but in the event there are, the HCPD will remove these substances at their own cost following Best Management Practices. Site demolition will be also handled and funded by the HCPD and not be a part of this application.

The HCPD's Land Management department has prepared a two-phase restoration plan for the properties in this application. The first phase will be a part of this application and include planting native trees, shrubs and wildflower seed in the upper area of the properties that are not being impacted by the trail construction. The second phase of the restoration plan will include planting native trees and shrubs within the trail corridor to enhance the riparian corridor's diversity as well as provide shade for trail users. It is anticipated that the trail work will begin in approximately five years therefore the second phase of restoration will not be a part of this application and will be funded by the HCPD. The costs for Phase 1 will be a part of this application.

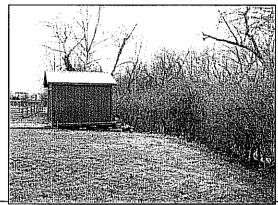
The sites lie entirely within the LMSR 100 year floodplain. The sites are primarily flat with the exception of the bank along the edge of the properties which has slopes in excess of 20% and drain into McCullough Run. The site lies within the **Urban Land-Huntington complex**, **Uh** and **Jules silt loam**, **Ju** soil classifications. See Part IV, section 3 for soil details.

C. Project Emphasis

OPEN SPACE

X 1. Reduces or eliminates non-native, invasive species of plants, and revegetates with native species.

The HCPD will hire a contractor to perform honeysuckle spraying on the site in the Fall of 2008. Staff will remove the invasive species when the plants have died. Approximately ½ acre of invasive honeysuckle is present in the riparian corridor on the northern portion of the properties and some invasive species are also present on the upper portion of the sites. The cost for performing this work will be included in this grant application.



View looking west showing existing invasive plants and typical steep bank along the properties.

As mentioned earlier, The HCPD has

a two-phased restoration plan that will ultimately reforest the acquisition sites with native plants. **Phase 1 planting** will occur when the properties are purchased in 2008 and will include planting native trees, shrubs and wildflower seed on the upper portion of the sites. By planting this vegetation now, it will give these plants a chance to establish themselves and create a buffer between Batavia Road and the future bike trail. The costs of Phase 1 of the Restoration Plan will be a part of this application and is outlined below.

Restoration Plan – Phase 1

The McCullough Run Connector Acquisitions include about 50% fill and 50% native soils. There are currently buildings, turf grass and Amur honeysuckle on the seven sites that will need to be removed or controlled.

A total of one acre will be planted and restored in Phase 1 using native tree and shrub seedlings as well as native wildflowers and protected with deer fencing. In addition, the Amur honeysuckle in the wooded areas would be sprayed in the fall so that no native vegetation will be affected. This will allow native species to grow in the understory of this riparian corridor while allowing a view of the river valley itself.

HCPD Phase 1 Restoration Costs

Total	\$26,500
Maintain area for first five years	<u>\$1,500.</u>
Amur honeysuckle/weed control	\$3,000.
Deer fence around entire sites	\$8,000.
Plant native wildflower seed	\$2,000 <i>.</i>
Plant 3,500 tree and shrub seedlings	\$12,000.

Restoration Plan - Phase 2

Due to the future trail construction on the lower portion of the properties, the phase 2 restoration planting occurring along the trail corridor will not be implemented until the trail is completed to avoid any disturbance to the plantings. The phase 2 cost will not be included in this application. See Exhibit 3 – Restoration Plan

- X 5. Includes linkages to other parks or openspace/greenspace preserves, population centers.
- X 6. Supports openspace/greenspace planning and preserves lands as recommended within previously identified planning or natural resources management documents.

The McCullough Run Connector Acquisitions adjoin a protected 121 acre greenspace which is owned and maintained by Anderson Township. This connecting greenspace is a part of the State protected LMSR riparian corridor. For several years the HCPD has been actively seeking greenspace land along this river to protect the riparian corridor as well as to secure a corridor for the continuation of the Little Miami Scenic Bike/Hike Trail. This trail extension will link the Little Miami Golf Center, Clear Creek Park and the Anderson Township greenspace to the existing 76 mile LMST system ending in Springfield Ohio.

This application is consistent with recommendations proposed in the **1994 Site Acquisition Plan** prepared by the HCPD which identifies critical properties to acquire for the purposes of greenspace preservation and recreational trail creation. It is also consistent with the Ohio-Kentucky-Indiana Regional Council of Government's **(OKI) Regional Bicycle Plan** for new trails in the region. See Attachments 1 and 2 in Appendix 1. Also, see Part IV – Community Planning for more information on this element.

To date, the HCPD has purchased approximately 2.5 miles of bike corridor property along the LMSR and has identified other sites for future consideration. This 2.5 mile bike trail section was built by the HCPD in 2006 and is being successfully used by bikers and walkers in the region. The trail extension in this application will connect to this trail system.

X 7 Provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.

This property is being purchased to secure a needed easement for an extension to the Little Miami Scenic Bike/Hike Trail. When this trail is completed, this property will be accessible to the public and add approximately three



View of the future Little Miami Scenic Bike Trail corridor.

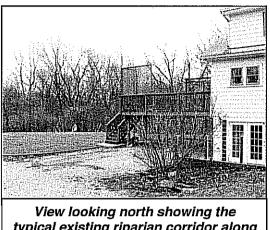
additional miles to the existing trail system. This trail not only increases the recreational enjoyment to people in this portion of the county, but also potentially

enhances economic opportunities for local businesses and provides access to a greater area of riparian corridor in Hamilton County. The HCPD will be maintaining this property and implementing Phase 1 of the Restoration Plan in the interim. The HCPD will design and build the trail and patrol and maintain the bike trail after its completion.

Riparian Corridor

- X 10. Preserves or restores functioning floodplains, including groundwater recharge areas.
- X 13. Preserves or restores streamside forest, native vegetation or adjacent habitat.

Portions of the seven properties in this application are located within the McCullough Run and LMSR floodplains. The northern portions of these properties encroach into the McCullough Run riparian corridor and contain primarily turf grass and other non-native species. This type of



typical existing riparian corridor along McCullough Run.

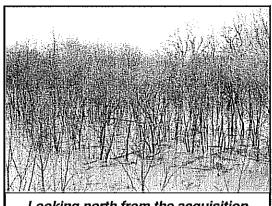
non-native habitat is not condusive to a healthy stream habitat and will be improved by planting native trees, shrubs and wildflowers with the riparian corridor.

The application properties, in some areas encroach into this riparian corridor 80 feet leaving only 20 feet of vegetated corridor. This existing vegetative habitat which includes a significant amount of invasive species, does not provide adequate filtration of on-site waste runoff nor does it provide the generally accepted width of riparian corridor for a stream of this size. The Ohio Department of Natural Resouces' (ODNR) Best Management Practices recommend that stream corridors like McCullough Run have at least 100' of native vegetative buffer along its banks. The HCPD further recommends in their BMP Riparian Corridor Plan, February 2002, up to 100' to 300 feet of riparian corridor from the high water mark of the stream to be maintained along stream banks to preserve a healthy habitat for plants and animal species. Additionally, since the McCullough Run empties into the State protected Little Miami Scenic River it is likely that pollutants from these homes are being deposited into this stream which ultimately pollute the LMSR. There are also known endangered species within the LMSR which could potentially be impacted by these materials, although none are located in the portion of river where the McCullough stream empties.

A primary issue that will be addressed by the purchase of these properties is the reduction of septic tank waste potentially leaching into the McCullough Run stream basin. All of the sites in this application are on septic tank systems and one is not functioning well. This purchase will eliminate the septic systems used by four of the home owners and will also provide additional filtration that will be

provided through tree and shrub planting to reduce pollutants thus minimizing its impact on the stream and river's environment.

Furthermore, the LMSR regularly engulfs the McCullough Run as shown in the photo to the right likely collecting waste from the acquisition sites. By filtering potential on-site contaminants through natural processes it will help reduce pollutants from directly entering the LMSR further improving the health of the stream.



Looking north from the acquisition sites at McCullough Run during a flood event of the Little Miami Scenic River.

The preservation of this site's riparian habitat will not only enhance the health and viability of the existing riparian corridor of McCullough Run, but will also prevent erosion along this riparian area and reduce pollutants entering the LMSR.

X_15 Permanent acquisition of riparian corridors, watersheds, forested Hillsides, or greenspace linkages.

These properties will be purchased as a fee simple ownership through a partnership between the HCPD and Anderson Township and will secure 2.4 acres of riparian corridor along McCullough Run. This purchase will secure a needed corridor for the Little Miami Scenic Bike Trail extension, preserve an important headwater stream within the Little Miami Scenic River watershed, enhance an existing preserved riparian corridor property and provide linkage through existing preserved greenspace. The HCPD will ensure that these properties' riparian corridor will be widened to create a healthy environment and will provide a public access to this rich natural environment.

X 16. Plants vegetation or reforests lands for filtration to improve water quality, or to control stormwater runoff.

One critical benefit of preserving this property is it's relevance to water quality. The homes being purchased in this application currently are on septic tank systems which potentially are leaching into the McCullough Run which eventually flows into the LMSR. In addition to the septic tank pollutants, runoff from Batavia Road drains through these homes' properties into the stream. After purchasing these sites, four homes will be demolished and therefore be removed from the septic tanks alleviating pollution into the stream. The HCPD will more importantly ensure that the riparian corridor along McCullough Run is planted with native woodland trees and shrubs to assist in filtration on the site and decrease siltation into the stream, thus improving it's water quality.

X 17. Preserves headwater streams.

The Ohio EPA defines a headwater stream as a stream with a watershed less than or equal to 20 square miles. McCullough Run falls well within this definition and more importantly is a headwater to the state protected LMSR. Because the homeowner's lawns are encroaching upon the riparian corridor, it has been degraded and almost eliminated in some portions of the stream. The degradation upon this headwater



View looking west at McCullough Run and surrounding riparian corridor. Acquisition sites are to the left of this picture.

stream's habitat through tree and shrub removal causes significant consequences to this stream environment as well as the LMSR downstream. The Ohio EPA states that "when headwater streams are degraded, especially if over a large area, larger rivers which they feed into are also threatened."

The purchase and protection of these properties along this headwater stream will help in improving it's preservation significantly and to help improve the health of the LMSR. Currently the homes being purchased along this corridor by the Park District are on Septic Systems which have the potential to pollute the headwater stream. Purchase of these properties will allow the HCPD to plant native species to remediate this potential runoff issue as well as eliminate four of the septic tank users along this stretch of stream. See Attachment 3 in Appendix – Ohio EPA "The importance and benefits of Primary Headwater Streams".

D. <u>Define Terms of Easement</u>

RESTRICTIVE COVENANT -SELLER will agree to development restriction (to be included in the additional restrictions mentioned below) to restrict the development of any boat ramps, soccer fields or gravel mining in the event that the BUYER/OPTIONEE is successful in their grant application. The SELLER also agrees that, in the event that the BUYER/OPTIONEE is successful in their grant application, the deed shall contain the following additional restrictive language "McCullough Run Connector Acquisitions - DECLARATION OF RESTRICTIONS

RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "Buyer agrees to perpetually keep this property in greenspace. Potential development of this property will be for providing appropriate access for outdoor recreation for the extension of the Little Miami River Scenic Trail, Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall

not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."

2.3.1 Purchase Contract: The HCPD has signed purchase agreements with the McCullough Run Connector Acquisition owners for the agreed upon amounts in this document. The HCPD is prepared to immediately move forward with the purchase once a contract with OPWC is executed. The purchase agreements for these properties are included with the appraisal information.

Part III. Compliance with State Criteria

1.	Pe	rcentage of	Clean Ohio mate	chin	g funds nece	ssary to	comple	te project
		75%	_74 - 70%	_ 69	- 65%	64 - 60%	<u>X</u>	_<60%
Th	The HCPD is requesting 59% of Clean Ohio Funding for the 2008 Funding year.							
Level of collaborative participation: Participation means active involvement through in-kind services or funding.								
	<u>X</u>	local politica	ıl subdivisions	<u>X</u> _	_State agenci	es	. federa	l agencies
		community of	organizations	<u>X</u>	conservation	organizati	ons	
	<u>X</u>	local busine	ss groups					

Anderson Township's Board is partnering with the HCPD on the McCullough Run Connector Clean Ohio application and supports this project. They have agreed to contribute \$30,000 towards the costs of these acquisitions. The Hamilton County Park District will retain ownership of the contiguous six properties and a bicycle easement through the Thieryoung property. Anderson Township will retain ownership of the Thieryoung property. The HCPD is also coordinating with the Anderson Township Park District to build this bike trial extension. They have agreed to fund their portion of this trial extension through the Clear Creek Park which will connect into the HCPD's segment explained in this application. In addition to these two governmental agencies support, HCPD is also negotiating with Super America to finalize a 1.2 acre land donation for a corridor through the

Super America site which will connect the application acquisitions to the secured Little Miami Scenic River Trail greenspace. By acquiring this land donation, the HCPD will be able to extend the trail to Beechmont Avenue and across the levee to Otto Armleder Park. See a letter of support from each of these entities in the Consultation with Legislative Authority Section.

3.	OPWC Districts	
	Joint project in more than one d	istrict
	Joint project in this district	
	Carries out an adopted commun another district	ity, watershed or other plan overlapping
4.	Community benefits: Relative ed	conomic, social and recreational benefits
	X economic benefits	X social/recreational

Economic

The 1999 Little Miami Scenic Trail Users Study prepared by the Ohio-Kentucky-Indiana Regional Council of governments (OKI) found that the Little Miami Scenic Trail generates significant revenue for businesses along the trail. The study concluded that an estimated 150,000 to 175,000 people used the trail between Corwin and Loveland in 1999. The Trail Users Study estimated that each user spends approximately, \$13.54 per person per visit in trip related expenditures. This figure included sales at restaurants, automobile, retail etc. and totaled approximately \$2 million to \$2.4 million dollars per year. Thirty-five percent (35%) of this total went to restaurants, food and beverages and retail stores, and 30% went towards auto expenses. Establishments benefiting from this trail use were restaurants, hotels, motels, retail shops, auto expenses, food and beverage establishments as well as other businesses not identified.

In addition, the study also determined that trail users purchased approximately \$277 per person per year of durable goods which included bicycle related clothing, equipment and accessories. When surveyed, trail users stated that these purchases were directly related to the presence of this trail in the region. The study calculated that this durable goods revenue generation potentially amounted to an additional \$1.1 to \$1.3 million dollars annually to the surrounding OKI region, primarily in Hamilton County.

The completion of this segment of trail would make it possible for the Park District to construct approximately 3 additional miles of trail within the LMST proposed corridor area as delineated in the OKI's Comprehensive Bike Plan. When this connection is made to the LMST it is logical to conclude that some level of this economic vitality will come into this area in the form of increased

restaurant visits, automobile expenses and shopping in the surrounding businesses. When the trail does eventually link to the existing LMST at Little Miami Golf Center, it will undoubtedly be of significant economic value to the surrounding communities.

Some of the economic generators in the vicinity of the trail include numerous restaurant and retail shops located in Mt. Lookout, Mt. Washington and Newtown. Other more recreationally oriented facilities in the area are the Lunken Field Golf Course and play fields and Stanberry Park. Programs are held throughout the year in the Clear Creek Park which will attract visitors to the area and provide them with added exposure and access to the trail system.

Social/Recreational

Beyond economic interest the survey found that there were broader public benefits as well. The three most significant benefits ranked highly by trail users were health and fitness, aesthetic beauty, and preserving open space. Other valued attributes that were ranked highly by trail users were ADA access to the trail, community pride, and tourism and business development.

See Appendix, Attachment 4 for excerpts from the 1999 Little Miami Scenic Trail Users Study.

5. Extent of public access once project is completed.

This project involves fee simple acquisitions of lands for the purpose of making riparian corridors accessible and useable by the general public.

When the bike corridor acquisitions are secured and the bike trail is constructed, this acquisition property will be accessible to the public. It will also make it easier for residents in this vicinity to more directly access this popular trail and take advantage of the surrounding greenway corridors.

6. Operation and maintenance once project is completed

Maintenance/Operations

The property will be maintained by standard BMP stewardship and operational practices implemented by the Hamilton County Park District staff. The HCPD has extensive experience in both trail management and land stewardship. The Park District successfully manages, maintains and patrols over 20 miles of paved bike/hike trails. In 2006, the HCPD constructed a 2.5 miles of trail extension for the LMS hike/bike trail which has been very popular with the public.

The HCPD is an experienced and successful steward of natural resources and is currently responsible for managing over 12,480 acres of natural area in the park district. This natural area also includes hundreds of acres of riparian habitat and prairie.

The HCPD has an operation plan and infrastructure in place for the maintenance of this site which includes patrolling the trail. This plan is consistent with current maintenance and management plans used throughout the HCPD.

<u>Ownership</u>

The HCPD will purchase the estimated 2.4 acres through fee simple ownership in cooperation with Anderson Township. Fee Simple ownership will belong to the Hamilton County Park District and Anderson Township will hold a conservation easement on the single family properties.

The HCPD will contract a company to execute the demolition of the residences and out-buildings on site but will not be a part of this application.

Management

The HCPD will manage the sites for conservation of natural resource purposes with a passive recreation bike/hike trail.

7. Project Management experience of similar or related projects

Generally the HCPD purchases large parcels of land, however in some cases, small tracts need to be purchased to complete a larger project such as bike trail corridors. This purchase will help the Park District realize a greater vision of creating a bike/hike trail which will tie into the existing 76 mile Little Miami Scenic Bike Trail. Below are examples of similar acquisitions that the HCPD has purchased in the past 10 years to realize other potential bike trail corridors in the County. All properties noted below are a part of the 1994 Site Acquisition Study prepared by the HCPD.

- Beckmeyer property, 136 acres, This land was purchased to preserve greenspace as well as secure a portion of trail corridor which will eventually connect Richardson Forest Preserve to Winton Woods, Glenwood Gardens, Sharon Woods and Francis Recre-Acres.
- Whitewater River Corridor Acquisitions approximately 2 miles have been acquired along the Whitewater River to secure a trail corridor. The HCPD is actively seeking properties in this planned corridor to realize this plan. The final trail length will total approximately 10 miles and connect Shawnee Lookout to Miami Whitewater Forest.
- Little Miami Scenic River Bike Corridor Acquisitions approximately 2.5 miles were acquired by the Park District to secure a corridor for the Little Miami Scenic Bike Trail. This trail has been constructed from Avoca Park to the Little Miami Golf Center and is extremely popular with visitors. The section of trail presented in this application will eventually hook into this trail system. The HCPD owns, maintains and patrols this section of trail.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning -

The HCPD has identified a future alignment for the Little Miami Scenic Trail bike extension and has actively been seeking properties along this corridor as planned in the **1994 Site Acquisition Plan**. To date, the Park District has constructed approximately 2.5 miles of bike trail extension for the Little Miami Scenic Trail beginning at Avoca Park on Wooster Pike to the Little Miami Golf Center on Newtown Road. Acquiring these properties will help to secure a critical corridor needed for this trail extension project which may eventually lead to downtown Cincinnati.

The HCPD's priority to preserve greenspaces in Hamilton County is reflected in the Hamilton County Planning Commission's Community Compass Report No. 16-6 "State of the county Report: Environment. It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

This acquisition will help fill in "holes" in the already protected greenspace in Anderson Township. Anderson Township is committed to protecting their greenspaces and this purchase will help complete an in-holding within this already protected greenspace area. Anderson Township supports the addition of the bike extension through this portion of their township. See support letter in Cooperation Agreement section

This acquisition will also comply with the EPA mandated and approved **Storm Water Management Program** for HCPD.

In March 2003, HCPD completed this mandated plan that defines HCPD's stewardship practices for all existing and newly acquired greenspaces. This program was approved by the OEPA in 2003, providing the Park District with a five year permit for projects occurring during that time. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines the major components of HCPD's stewardship practices. They include: preserving open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on site, and reforesting sites.

Although the Park District officially started this program in 2003, it has been utilizing many of the practices for decades. The Park District has been protecting significant greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing paved surfaces. Approximately fifteen (15) acres of pavement have been removed.

The Park District also makes it a practice to remove buildings acquired with new properties unless they can be retro-fitted for public. Over the past twenty-five years, the Hamilton County Park District has removed approximately ninety (90) structures. When the McCullough Run acquisitions are purchased four homes will be demolished.

The Hamilton County Regional Planning Commission has been actively creating the **2030 Community Compass Comprehensive Plan** which deals with concepts that are identified by this plan as desirable. The plan's environmental mission statement states "Natural resources including, but not limited to, air, greenspace, rivers, hillsides, and wildlife are preserved, restored and managed to enhance the unique character of the County."

The Ohio Kentucky Indiana Regional Council of Governments (OKI) also adopted the **OKI Regional Bicycle Plan** in 1993 which supports the planning of Bike/Hike trails in this region. Below is an excerpt from it's executive summary relating to this application's goals.

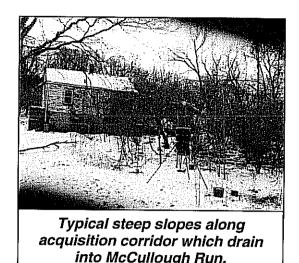
"The OKI Regional Bicycle Plan is a component of the region's multi-modal Metropolitan Transportation Plan. The Metropolitan Plan contains a summary of the existing bicycle facilities and of the recommendations for improving cycling conditions in the region. Towards this end, it is the vision of the Regional Bicycle Plan that vehicular travel by bicycle become an integral mode of travel, both by its inclusion in OKI's regional transportation planning process, and by it's consideration as a choice for trip-making by residents of the OKI region.

A major catalyst for the growth of bicycling in the region is the growing network of shared use paths which include the Little Miami Scenic Trail, The Great Miami River Trail, the Mill Creek Greenway, the Ohio River Trail, the Kentucky River Path and Shaker Trace. The construction, extension and connection of these trails is encouraged. Although primarily used for recreational trips currently, their value for utilitarian travel will increase as they are extended through and connected to population centers."

The bike trail extension alignment in this application is consistent with the Major Bicycle Corridors in the OKI Region Map shown in Attachment 2 in the Appendix.

Project preserves or naturally restores steep hillsides with slopes greater than 20%:

A significant portion of these properties provide a relatively flat area to align the LMS Bike Trail extension. The lower portion of the properties however contain steep slopes of 20% slope or greater as shown in the photo to the right. These slopes may have a propensity to erode if not adequately stabilized by vegetation. By preserving and managing this tract of land, the HCPD will ensure that erosion is controlled.



The HCPD will plant native vegetation needed to stabilize these sensitive banks and to enhance the existing riparian corridor. When the HCPD completes construction of the bike trail, Best Management Practices for protecting the steep slopes will be strictly followed. See site plan Exhibit 2, for contour map.

Soils Information

There are two soil types within the project's scope. Urban Land – Huntington complex and Jules silt loam. Both soil types are typically found in floodplains and predominantly flat areas. There are some variations in slope within this classification near streams as noted below, but is limited. This property does however have some steep slopes which are associated with the stream bed. The trail being constructed on this property may experience periodic flooding, however, it will be constructed to withstand the types of flood typically experienced in this floodplain.

Urban Land-Huntington complex Uh — This complex consists of Urban land and a deep, nearly level, well drained Huntington soil on flood plains. Areas not protected are flooded for brief periods in winter and spring. This classification ranges from 0% to 2% slopes with well drained soils located on floodplains. Areas not protected are flooded for brief periods in winter and spring. Areas in this complex range from 20 to 200 acres in size and contain about 60 percent Urban land and 20 percent Huntington silt loam.

Included in this mapping are small areas of Elkinsville soils on low outwash terraces. Also included, area soils that have short, nearly continuous slopes of 10% to 25%. The soils have moderate permeability and high or very high available water capacity. Runoff is slow. The root zone is deep and slightly acid to mildly alkaline. The potential for frost action is high.

The Huntington soil makes up the parks, open space, lawns, and gardens. It is well suited to lawns, vegetable and flower gardens, trees, and shrubs.

Jules silt loam, **Ju** – This deep, nearly level well drained soil is on flood plains. It is generally near slope breaks to uplands or outwash terraces. Flooding may occur at any time of the year, but commonly occurs for brief periods in spring. This classification ranges from 0% to 2% in slope with well drained soils located on floodplains. Flooding can occur in this soil type at any time of the year, but generally floods in spring. All of these flood events are generally brief in nature. The Ju classification is generally found in areas ranging in size from 10 to 2,500 acres.

Permeability is moderate in this classification. The root zone is deep and mildly alkaline or moderately alkaline. The available water capacity is very high, and runoff is slow. The organic matter content is moderately low. The potential for frost action is high. It is suitable for crop lands, but is also well suited to trees and to habitat for openland and woodland.

See Soil Survey Map Exhibit 4. See USGS Map Exhibit 5

 Preserves or enhances undeveloped lands along viewsheds of major highway

N/A

- 5. Protection of highly erodable lands: N/A
- 6. Readiness to proceed: The HCPD has secured all the needed documentation and has completed negotiations with the owners of these properties. HCPD is ready to proceed immediately to purchase these properties upon notice of acceptance of Clean Ohio Conservation funding. All property acquisition information such as appraisal and purchase agreements can be found in the appraisal section of this application.

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	//_	
3.2	Land Acquisition/Easements:	<u>4/04/08</u>	<u>4/04/09</u>
3.3	Site Improvements:	9/1/08	<u>12/1 /09</u>

^{*} Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.3

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org

4.2	CHIEF FINANCIAL OFFICER TITLE STREET CITY/ZIP	Doug Barker Treasurer 10245 Winton Road Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	dbarker@greatparks.org

PROJECT MANAGER	Ross Hamre
TITLE	Planning Director
STREET	10245 Winton Road
CITY/ZIP	Cincinnati, OH 45231
PHONE	(513) 728-3551, ext. 256
FAX	(513) 521-2896
E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on $8 \frac{1}{2}$ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating <u>all local share</u> funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [X] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director

4/4/08

Øriginal Signature/Date Signed

6

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

1. Protects habitat for rare, threatened and endangered species
*_2. Increases habitat protection
*_3. Reduces or eliminates nonnative, invasive species of plants or animals
4. Preserves high quality, viable habitat for plant and animal species
5. Restores and preserves aquatic biological communities
*6. Preserves headwater streams
*_ 7. Preserves or restores flood plain and stream side forest functions
*_ 8. Preserves or restores water quality
*_ 9. Preserves or restores natural stream channels
*_10. Preserves or restores functioning flood plains
11. Preserves or restores wetlands
*_ 12. Preserves or restores stream side forests
13.Preserves or restores other natural features that contribute to quality of life and
state's natural heritage
RIPARIAN CORRIDOR
114. Fee simple acquisition of lands to provide access to riparian corridors or
watersheds.
watersheds15. Acquisition of easements for protecting and enhancing riparian corridors or
15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds* 16. Reforestation of land
15. Acquisition of easements for protecting and enhancing riparian corridors or
15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds* 16. Reforestation of land* 17. Planting vegetation for filtration
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds *16. Reforestation of land *17. Planting vegetation for filtration *18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds * 16. Reforestation of land * 17. Planting vegetation for filtration * 18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds *16. Reforestation of land *17. Planting vegetation for filtration *18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 220. Acquisition of connecting corridors
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds _*16. Reforestation of land _*17. Planting vegetation for filtration _*18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 20. Acquisition of connecting corridors 321. Supports comprehensive open space planning
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds *16. Reforestation of land *17. Planting vegetation for filtration *18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 20. Acquisition of connecting corridors 30. Supports comprehensive open space planning 21. Provides multiple recreational, economic and aesthetic preservation benefits
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds _*16. Reforestation of land _*17. Planting vegetation for filtration _*18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 2 20. Acquisition of connecting corridors 3 21. Supports comprehensive open space planning * 22. Provides multiple recreational, economic and aesthetic preservation benefits * 23. Allows proper management of areas where safe hunting and trapping may take
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds *16. Reforestation of land *17. Planting vegetation for filtration *18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 20. Acquisition of connecting corridors 321. Supports comprehensive open space planning *22. Provides multiple recreational, economic and aesthetic preservation benefits 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds _*16. Reforestation of land _*17. Planting vegetation for filtration _*18. Incorporates aesthetically pleasing and ecologically informed design 19. Enhances educational opportunities and provides physical links to schools and after school centers 2 20. Acquisition of connecting corridors 3 21. Supports comprehensive open space planning * 22. Provides multiple recreational, economic and aesthetic preservation benefits * 23. Allows proper management of areas where safe hunting and trapping may take

One (1) through three (3) indicate the project's primary components. Asterisks (*) indicate strong elements involved within this project.

BOARD OF PARK COMMISSIONERS HAMILTON COUNTY PARK DISTRICT

March 19, 2008

RESOLUTION NO. 2733

CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

- 1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds for 2008.
- 2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
- 3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS HAMILTON COUNTY PARK DISTRICT

NANCY R. HAMANT, President

JAMES E. BUSHMAN, Vice President

ROBERT A. GOERING SR., Vice President

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

April 4, 2008

I, Doug Barker, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$140,338.00 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the McCullough Run Connector Acquisitions.

Doug Barker, Treasurer

Purchase Agreement - House at 5186 Batavia Rd.

Thieryoung Property March 18, 2008

This Purchase Agreement is entered into by and between Timothy Thieryoung with a mailing address of 5186 Batavia Rd. Cincinnati, Oh. 45244 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District or its assigns with a mailing address of 10245 Winton Road, Cincinnati, Ohio 45231 ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- AGREEMENT TO SELL: For and in consideration of the sum of \$4,000
 payable by BUYER to SELLER at the time of execution of this Purchase
 Agreement ("EARNEST MONEY"), the receipt of which is hereby
 acknowledged, SELLER hereby agrees to sell to BUYER, and BUYER
 hereby agrees to purchase from SELLER, the real estate described below,
 in fee simple.
- PROPERTY DESCRIPTION: The real estate subject to this Agreement consists of approximately 0.46 Acres ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0017, and known as 5186 Batavia Rd. (as shown on Attachment 1 map).
- 3. PRICE AND TERMS: SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$95,500 ("PURCHASE PRICE").
- EARNEST MONEY: All of the EARNEST MONEY (\$4,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.

- B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only penalty placed upon BUYER if BUYER breaches this Agreement.
- 5. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. The house located on the REAL ESTATE is being sold in "as is" condition.
- OTHER CONTINGENCIES: This Agreement is subject to the formal approval of the Board of Park Commissioners of the Hamilton County Park District at their regularly scheduled Board meeting to be held on March 19, 2008. Following such formal approval, BUYER shall deliver the EARNEST MONEY to SELLER.
- 7. PERSONAL PROPERTY: The following personal property shall be included in the sale: None. SELLER shall remove all personal property from the REAL ESTATE prior to the closing and since the house will be demolished, SELLER may remove building components during SELLER's occupancy.
- 8. OCCUPANCY: SELLER will retain occupancy through June 31, 2009 and will provide liability and building insurance coverage. SELLER will provide any maintenance needed to the house during this extended occupancy and will be responsible for all utilities through their occupancy.
- 9. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential and is in a flood plain; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except; None (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or

- utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.
- The closing will be, held by 10.CONVEYANCE AND CLOSING: approximately June 30, 2008 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
 - 11. RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "Buyer agrees to perpetually keep this property in greenspace. Potential development of this property will be for providing appropriate access for outdoor recreation for the extension of the Little Miami River Scenic Trail, Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.".
 - 12. REALTORS FEES; Both parties stipulate that there are no Realtors fees involved in this transaction.
 - 13.SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original

- Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
- 14.PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
- 15.EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, March 20, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
- 16.ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this _______ day of March, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

SELLER:

Timothy Thieryoung 5186 Batavia Rd.

Jack Sutton, Director

Cincinnati, Oh. 45244

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this 2074 day of March, 2008 year 8:40 time.

WITNESS:

.

ADDRESS OF BUYER:

Hamilton County Park District

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

Uniform Residential Appraisal Report

_		Uniform Residentia	li whhiaisai ischoit	File # 0056526
	The purpose of this summary appraisal rep	port is to provide the lender/client with an ac	curate, and adequately supported, op	inion of the market value of the subject property.
	Property Address 5186 Batavia Rd		City CINCINNATI	State OH Zip Gode 45244-3837
ı	Borrower HAM, CTY, PARK DISTRIC		THIERYOUNG TIMOTHY D	County HAMILTON
ı	Legal Description LOT 13 TURPIN ES			
	Assessor's Parce! # 500-0440-0017-0	20	Tax Year 2007	R.E. Taxes \$ 1,070.55
5	Neighbarhood Name ANDERSON		Map Reference 17140	Census Tract 0249.01
SUBJECT		cant Special Assessments S	5 0.00 □ PU	D HOAS N/A peryear permonth
į	Property Rights Appraised X Fee Simple		loopeilys)	
ľ	Lender/Client HAMILTON COUNTY	on Relinance Transaction Other (d	WINTON ROAD, CINCINNATI,	OULARDO
	le the subject property currently offered for a	rack district Address 10425 ale or has it been affered for sale in the twelve	months print to the effective date of this	s appraisal? X Yes No
ı	Report data source(s) used, offering price(s)			a abhranan . M. (ca 1 Mn
	Traport data abditately dead, offering preside	i, and omplej. Godin i Malcorii doi Ce	SHOROWILLIA	
Ξ	I ☐ did ☒ did not analyze the contract i	for sale for the subject purchase transaction. E	colain the results of the analysis of the o	contract for sale or why the analysis was not
	performed. APPRAISER WAS NOT	PROVIDED A COPY OF THE SALES	CONTRACT.	יים אווים שונים של היים אווים שונים אווים או
5				
S				□ No Data Source(s) UNKNOWN
CONTRACT	Is there any financial assistance (loan charge	es, sale concessions, gift or downpayment assi	stance, etc.) to be paid by any party or	n behalf of the borrower?
ដ	If Yes, report the total dollar amount and desi	cribe the items to be paid. UNKNOWN		
		the neighborhood are not appraisal factors		
	Neighborhood Characteristic		Housing Trends	One-Unit Housing Present Land Use %
	Location Urban Suburban	Rural Property Values Increasing		PRICE AGE One-Unit 50 9
9	Built-Up Over 75% 🔀 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs) 2-4 Unit 3 9
ŏ	Growth Rapid Stable	Slow Marketing Time Under 3 m		50 Low NEW Multi-Family 7 9
胺	Neighborhood Boundaries RT 50 TO T COUNTY TO THE EAST.	<u>HE NORTH AND WEST, I-275 TO TI</u>	HE SOUTH AND CLERMONT	580 High 120 Commercial 10 9
GHBORHOOD		IS LOCATED IN A RESIDENTIAL AR	EA FEATURING MARIOUS ST	100 Pred. 80 Other 30 9
NEIG	RECEIVED COOD MARKET ACCE	DTANCE IN THE DAST SUBJECT	EA FEATURING VARIOUS ST	MPLOYMENT, SCHOOLS, SHOPPING,
2		O DETRIMENTAL CONDITIONS APP		WIFEO TWENT, SCHOOLS, SHOPPING,
	Market Conditions (including support for the			Y AVAILABLE AT ACCEPTABLE RATES
				RKETPLACE. PROPERTY VALUES ARE
	STABLE WITH DEMAND AND SUF	PLY IN BALANCE. MARKETING TI	WE IS AVERAGE FOR THE AR	EA.
	Dimensions 100 X 200	Area .459 ACRE		
	Specific Zoning Classification R-1 RESIDE		RESIDENTIAL	
		enconforming (Grandfathered Use) 🔲 No Zonli	ng 🔲 Illegal (describe)	
	Is the highest and best use of subject proper	ty as improved (or as proposed per plans and	specifications) the present use? 🛛 🗵	Yes No If No, describe
174	Utilities Public Other (describe)	Public Other (d	escribe) Off-site Impr	ovements - Type Public Private
SITE	Utilifies Public Other (describe)	Public Other (d	escribe) Off-site Impn Street ASP	ovements - Type Public Private
SITE	Utililies Public Other (describe) Electricity 🔀 🔲	Public Other (d Water 🔀 🔲 Sanitary Sewet 📗 🔀 Pi	escribe)	ovements - Type Public Private HALT X
SITE	Utilliles Public Other (describe) Electricity S Gas S FEMA Special Flood Hazard Area S Yes	Public Other (d Water Sanitary Sewet	escribe) Off-site Impr Street ASP RIVATE Alley NON FEMA Map # 39061C0332D	ovements - Type Public Private
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EMENTS	Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer September Septemb	Street ASP	ovements - Type Public Private HALT S S S S S S S S S S S S S S S S S S S
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Uniform Residential Appraisal Report

File # 0056526

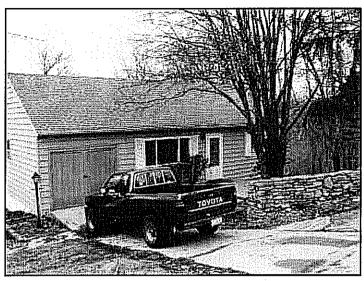
There are 4	comparable	properties curren	lly offered for	sale in ti	he subject neighborho	od ranging in pr	ice from \$ 69,900	to \$ 10	
There are 7						ns ranging in sale	price from \$ 60,000	to \$	107,000 .
FEATUR		SUBJECT			E SALE # 1		ABLE SALE # 2		ILE SALE # 3
	Balavia Rd		7050 SAL)	7049 CLOUG	H PK	533 DELTA AVI	=
	<u>INNATI, OH 4</u>	5244-3837	CINCINN			CINCINNATI		CINCINNATI	
Proximity to Subject			3.29 miles			2.27 miles SE		2.28 miles NW	ile en ene
Sale Price	S	TB				111145(19211311)		多4.8 4. 3 · 中心中毒素素量素	
Sale Price/Gross L				38 sq.ft.					. (1998) <u>1998</u> (1997)
Data Source(s)			COUNTY		053123	COUNTY/MLS	3 1069928	COUNTY/MLS	1088746
Verification Source		(4) (3) (5) (7) (4)				DOM 121		DOM 14	1.43034
VALUE ADJUSTME	ents <u>)</u>	DESCRIPTION	DESCRIP	PTION	+(-) S Adjustment	DESCRIPTION	+(-) S Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing	ı :		FHA			CONV.		OTHER	
Concessions	0		\$2950		-2,950	NONE KNOW	/N	NONE KNOWN	ł
Date of Sale/Time	. 40	ggae-Raik-Hivardeb	01/11/08			11/15/07		10/12/07	
Location	A	VERAGE	AVERAG	E		AVERAGE		AVERAGE	
Leasehold/Fee Sim	nple F	ee Simple	FEE			FEE		FEE	
Site	٤, ا	159 ACRES	.390 ACR	RES	+2,000	.526 ACRES		.173 ACRES	+5,000
View	A	VERAGE	AVERAG	E		AVERAGE		AVERAGE	
Design (Style)	F	ANCH	RANCH		******	CAPE COD	+5,000	RANCH	
Quality of Construc	iction A	LUMINUM	VINYL			ALUMINUM		BLOCK	
Actual Age	5	1	67			118		84	
Condition	IA	VERAGE	AVERAG	E		AVERAGE		AVERAGE,	
Above Grade		olal Búrms. Ball				Total Bdrms. Ba		Total Bdrms. Baths	
Room Count		5 2 1	5 2	1			1	4 1 1 1	+5,000
Gross Living Area	ı	800 sq.	lt. 92	20 sq.1t.	-2,400	904 st			1. +1,600
Basement & Finish		ULL/UNFIN	FULL/UN	IFIN		NONE	+6,000	FULL/UNFIN	
Rooms Below Grad		IONE	NONE			NONE		BATH	-1,000
Functional Utility		VERAGE	AVERAG	SE		AVERAGE		AVERAGE	
Healing/Gooling Energy Efficient Ite		FA/CA	GFA/CA			GFA/CA		EFA/CA	
Energy Efficient Ite		INYL	VINYL			VINYL		VINYL	
		CAR ATT	2 CAR D	ET	-2,000	NONE	+2,000	NONE	+2,000
Porch/Palio/Deck		ATIO/DECK	PATIO/DI	ECK		PORCH/DEC	K	PORCH	+2,000
5									
1									
3									
Garage/Carporl Porch/Patio/Deck Net Adjustment (To	Total)	a ar saganija	ii	⊠ -	\$ -5,350	⊠+ □	- S 10,920	N	\$ 14,600
Adjusted Sale Pric		Politika di kanangan	Net Adj.	5.5 %		Net Adj. 13,0	0%	Net Adj. 24.3	X ₄
		"我们的","我们是有一种是不是这样	20						
of Comparables	•		Gross Adj.	9.6 %	\$ 91,600	Gross Adj. 18.1		Grass Adj. 27.7 S	% \$ 74,600
of Comparables	ld not research th	ne sale or transfer	Gross Adj. history of the	9.6 % subject p	\$ 91,600 roperty and comparat	Gross Adj. 18.1 de sales. Il not, ex	0 % 5 94,920 piain	Grass Adj. 27.7 '	% \$ 74,600
of Comparables	d not research th	ne sale or transfel	listory of the	9.6 % subject p	\$ 91,600 roperty and comparat	Gross Adj. 18.1 de sales. Il not, ex) % \$ 94,920 piain) Gross Adj. 27.7 '	% \$ 74,600
of Comparables			history of the	subject p	roperty and comparat	ie sales. Il not, ex	piain		% \$ 74,600
of Comparables			history of the	subject p	roperty and comparat	ie sales. Il not, ex	piain		% \$ 74,600
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of Comparables of Comparables of Comparables of Comparables of Comparables of Comparables	did (did no	d reveal any prior LS	history of the	subject p	roperty and comparat	ie sales. If not, ex The three years pri	piain	this appraisal.	% \$ 74,600
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COST APPROACH TO VALUE	(not required by Fannie Mae)	Proteire de	da Ghan	omaga.
Provide adequate information for the lender/client to replicate the below cost figures and cal	culations.			
Support for the opinion of site value (summary of comparable land sales or other methods COMPARISONS, IF AVAILABLE, COUNTY ASSESSORS' STATISTICS,		ISED ON SALE	<u>s</u>	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		_ =\$	40,000
Source of cost data MARSHALL & SWIFT	DWELLING 800 Sq.Ft.@\$	58.18	_=\$	
Quality rating from cost service AVG Effective date of cost data 10/07 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	750 Sq.Ft. @ \$ PATIO, DECK, ETC.	24.88	. =\$. =\$	46,544
SEE ATTACHED BUILDING SKETCH	Garage/Carport 250 Sq.Ft. @ \$	22.34		46,544 18,660
TOTAL LIVING AREA = 800 SQ.FT.	Total Estimate of Cost-New	External	_ =\$	46,544 18,660 5,000
DEPRECIATION CALCULATED BY AGE / LIFE METHOD.			_ =\$ _ =\$	46,544 18,660 5,000 5,585
COST DATA BASED ON CURRENT MARSHALL & SWIFT MANUAL	Depreciation 25.260	LACTION	. =\$	46,544 18,660 5,000 5,585 75,789
COST DATA BASED ON CURRENT MARSHALL & SWIFT MANUAL AND LOCAL BUILDERS COST.	Depreciation 25,260 Depreciated Cost of Improvements	LACTIO	=\$ =\$(_=\$	46,544 18,660 5,000 5,585 75,789 25,260 50,529
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Subject Photo Page

Borrower/Client	HAM, CTY, PARK DISTRICT			·
Property Address	5186 Batavia Rd			
City	CINCINNATI	County HAMILTON	State OH	Zip Code 45244-3837
Lender	HAMILTON COLINTY PARK DISTRICT			



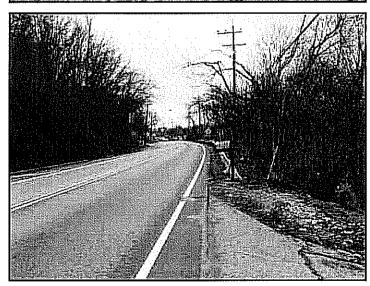
Subject Front

5186 Batavia Rd Sales Price TBD Gross Living Area 800 Total Rooms 5 Total Bedrooms Total Bathrooms AVERAGE AVERAGE .459 ACRES ALUMINUM 51 Location View Site Quality

Age



Subject Rear



Subject Street

Purchase Agreement - House/Bicycle Trail Corridor

Gratsch Property March 12, 2008

This Purchase Agreement is entered into by and between John M. Gratsch and Eileen M. Gratsch with a mailing address of 5730 Batavia Pike, Cincinnati, Oh. 45244 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District with a mailing address of 10245 Winton Road, Cincinnati, Oh. 45231 or its assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- 1. OPTION TO PURCHASE: For and in consideration of the sum of \$4,500 payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby grants to BUYER the exclusive right to purchase in fee simple the real estate described below. Said real estate shall be held by SELLER exclusively for BUYER for period commencing on the date of the execution of this Agreement and ending on November 17, 2008, during which BUYER may exercise its option to purchase. BUYER will pursue OPWC funding and anticipates approval by approximately June 30, 2008.
- 2. PROPERTY DESCRIPTION: The real estate subject to BUYER'S right to purchase consists of approximately 0.46 Acres ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0013 and 41, and known as 5130 Batavia Rd. (as shown on Attachment 1 map).
- 3. PRICE AND TERMS: If BUYER elects to purchase the REAL ESTATE, SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$30,000 ("PURCHASE PRICE").
- 4. EARNEST MONEY: All of the EARNEST MONEY (\$4,500) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.
 - B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only consequence placed upon BUYER if BUYER breaches this Agreement.

- 5. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. The house and garage located on the REAL ESTATE are being sold in "as is" condition with BUYER being aware that the building has significant structural damage due to hillside movements and has been condemned. BUYER will exercise caution with any further inspections; however, no further inspections are currently deemed to be necessary by BUYER.
- 6. PROPERTY CLEANUP: BUYER has been in contact with Anderson Township Trustees who are willing to apply for funds under a program operated by Hamilton County Commissioners that will fund the demolition of the house and garage on the REAL ESTATE. SELLER hereby grants authority to BUYER and the Anderson Township Trustees to apply for these funds and execute the demolition provided this is done at no cost to SELLER. The Anderson Township Trustee's staff will manage this demolition and provide for any necessary liability coverage to SELLER. SELLER hereby authorizes BUYER or the Anderson Township Trustees or their agents to enter the REAL ESTATE at any time after March 30, 2008 to demolish the structures.
- 7. PERSONAL PROPERTY: The following personal property shall be included in the sale: None
- 8. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None. (c) the REAL ESTATE is zoned as residential zoning; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the structural damage/condemnation (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.
- 9. CONVEYANCE AND CLOSING: If BUYER elects to purchase the REAL ESTATE, BUYER will notify SELLER in writing and a closing will be held on November 17, 2008 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
- 10.SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original

Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

- 11. PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
- 12. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, Friday, March 14, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

13.ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 14th day of March, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

SELLER:

John M. Gratsch

SELLER: Clum DACA

Eileen M. Gratsch

5730 Batavia Pike, Cincinnati, Oh. 45244

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park Distr hereby accepts the above Agreement on this 14th day of March, 2008 year ____time, ,

BUYER: July XXX

Jack Sutton, Director

ADDRESS OF BUYER:

Hamilton County Park District

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

LAND APPRAISAL REPORT

		LAID AI			Gra	tsch	File No.	0056527	
Borrower HAMILTO	N CTY PARK DIST.			Censu	s Tract <u>02</u> 4		p Reference <u>17</u>	140	
Property Address 513	0 Batavia Rd							44.0000	
City CINCINNATI		County HAN	MILTON	Sta	ite <u>OH</u>		Zip Code <u>452</u>	44-3803	
Sale Price \$ TBD	9 TURPIN EST SUB F	ENDING Loan Term_	Vrs.	Pronerty F	ights Appra	ised 🗵 Fee	e Leasehol	d De Min	imis PUD
Actual Real Estate Taxe	s \$ 1,820.05 (yr)	Loan charges to be paid b	y seller \$	Other sale	es concessio	ons			
Lander/Client <u>HAMI</u>	TON COUNTY PARK I	DISTRICT				D, CINCIN	NATI, OH 452	31	
Occupant NONE	Appralser_	PAUL HOVEY	Instruc	tions to Appraiso	er		<u></u>		
Location	Urban	Suburban	Rura				G	ood Avg. Falt	Poor
Built Up	Over 75%	🔀 25% to 75%	=	r 25%	Employme				
	Fully Dev. 🔲 Rapid	Steady	∐ Slow			ce to Employm			¦ H
Property Values Demand/Supply	Increasing Shortage	⊠ Stable ⊠ In Balance	Decil	ning supply		ce to Shapping ce to Schools			iΗ
Marketing Time	Under 3 Mos	= ""	=	6 Mos.		of Public Trans	sportation		
Present Land Use5	60% 1 Family <u>3</u> % 2-4 Fam		Condo <u>10</u> %	Commercial		al Facilities			
	2% Industrial 23% Vacant	%			Adequacy			님贆는	╎╎
Change in Present Land	í Use (∑) Not Likely (*) Fram	☐ Likely (*) To _	i lakii	ig Place (*)		ompatiblity from Detrimen	tal Conditions		iH
Predominant Occupand		Tenant	% Vac	ant		Fire Protection			
Single Family Price Rai			ninant Value \$_			pearance of P	roperlies		! 닏
Single Family Age	<u>NEW</u> yrs. to	<u>150</u> yrs. Predomina	int Age	70 yrs.	Appeal to I	Market			יו נ
Comments Including th	ose factors, favorable or unfa	vorable, alfectine marketabl	ility (e.g. public o	arks, schools, v	iew, noise):	SUBJECT	IS LOCATED	IN A	
RESIDENTIAL AF	EA FEATURING VARIO	OUS STYLES OF HOL	JSING WHIC	H HAS REC	EIVED GO	<u>DOD MARK</u>	ET ACCEPTA	NCE IN TH	E
PAST. SUBJECT	HAS CLOSE PROXIM	TY TO EMPLOYMEN	T, SCHOOLS	s, SHOPPING	s, AND M	AJOR HIGH	IWAYS, WITH	NO	
DETRIMENTAL C	ONDITIONS APPAREN	11.		458	Sq. Ft. or A	cres		Corner Lot	
Zoning classification _							do net conform to		tions
Highest and best use	Present use 01	ner (specify)	FC (7-	CLOPED					
Public Elec, 🗵 _	Other (Describe)	OFF SITE IMPROVEMENT Access 🔀 Public 🗀		SLOPED					
Gas 🖾 _		a ASPHALT	Shap	RECTANGL					
Water 🗵	Mainte	enance 🗵 Public 🗆	Private View	RESIDENTI	AL.				
	PRIVATE	Storm Sewer 🔲 Curb/		age APPEAR			al Flood Hazard A	ea? [N	lo⊠Yes
Comments throughle or	infavorable includion any annare	nt adverse easements, encinad	hments, or other a	dverse conditions): THI	ERE ARE N	10		
APPARENT EASI	EMENTS OR ENCROA	CHMENTS WHICH W	OULD ADVE	RSELY AFF	ECT THE	MARKETA	BILITY OF PR	OPERTY'S	•
The undersioned has se	cited three recent sales of pro	perties most similar and pro	ximale to subject	and has conside	red these in	the market an	alysis. The descrip	ition Includes a	dollar
adjustment collection or	arket reaction to those items o an the subject property, a minu	f cionificant variation between	n the subject an	i compatable oro	nerties. If a	stocuticant item	i in the comparabl	e arabenv is s	unerior
to or more rayorable to favorable than the sub	an me subject propeny, a minu ject property, a plus (+) adjus	is (-) abjustness is made did strient is made thus increas	ing the indicated	value of the sub	iject.	aigument nem	i iii aic aompaiac	i is manuf to	L. 1450
ITEM	SUBJECT PROPERTY	COMPARABLE N			PARABLE N	0.2	COM	PARABLE NO.	3
Address 5130 Bata		247 STRADER AVE		7388 LAWY			2177 SPINNI	NGWHEEL	.LN
CINCINN	ATI Tipiggani kanalangan	CINCINNATI 2.46 miles W		CINCINNAT 2.56 miles E			2.52 miles SE	·	
Proximity to Subject 2 Sales Price	t TBD	2.40 miles VV	16,900		S			\$	30,000
Price		s s				,			
Data Source	COUNTY/INSPECT	COUNTY/MLS	1 4 34 4 11 . 3	COUNTY/M		. ()¢ Adiusi	COUNTY/ML DESCRIPT		·)\$ Adjus
 Date of Sale and Time Adjustment 	DESCRIPTION PENDING	DESCRIPTION 11/27/07	+ (-)\$ Adjust.	DESCRIP) 08/03/07	ווטוא ן	+(-)\$ Adjust	07/17/06	TT TT	le uning
Location	AVERAGE	AVERAGE		AVERAGE			AVERAGE		
Site/View	.458 ACRES	.185 ACRES	·,·	1.722 ACRE	S	-40,000	.308 ACRES		+10,000
DEMOLITION	HOUSE	NONE	-5,000	NONE		-5,000	NONE		-5,000
					- ;				
Sales or Financing Concessions									
Net Adj. (Total)		⊠+ □- :s	20,000	□ + ⊠		-45,000	(X) + []_ \$	5,000
Indicated Value								1000	
of Subject		CATED IN A RESIDE	36,900	A EE ATURE		34,000	OF HOUSIN	S WHICH I	35,000 HAS
Comments on Market	Data: <u>SUBJECT IS LO</u> DD MARKET ACCEPTA	OCATED IN A RESIDE	UBJECT HA	S CLOSE PE	OXIMITY	TO EMPLO	OYMENT. SCI	OOLS,	., ,,,
SHOPPING AND	MAJOR HIGHWAYS.	WITH NO DETRIMEN	ITAL CONDI	TIONS APPA	RENT.				
Comments and Condi	lions of Appraisal: ALL CO	MPARABLES ARE SA	ALES WITHIN	THE SAME	OR SIMIL	_AR MARKI	ET AS OUR S	UBJECT. A	<u> </u>
	IMILAR ACCESS AND	UTILITIES TO THE ST	JHJECT.						
Final Reconciliation:	BASED ON COMPAR	ABLE SALES IN THE	SUBJECTS	MARKET A	/ALUE OF	\$35,000 I	S REASONAB	LE. SUBJE	CT HAS
AN EXISTING S	RUCTURE (CONDEM	NED) WHICH WILL C	OST APPRO	XIMATELY S	5000 TO	REMOVE.			
1 ESTIMATE THE MA	RKET VALUE, AS DEFINED,	OF SUBJECT PROPERTY	AS OF	, MA	RCH, 06	2008	to be \$ 35,00	0	
- LOSSIMALE THE MA			01	a. Hov	-				
			W X	a. N.	(I)				
			المسمع آ		\mathbf{V}		TO DIE NO DEC-1.	ally beares to	anothi
PAUL HOVEY Appraiser(s)		Doulant Anneal	iser (if applicable				Old Not Physic	ally Inspect Pr	operty

OHIO DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

Paul A Hovey

Appraiser Number: 2007002453 Original Issue Date: 07/27/2007

Certified Residential Real Estate Appreient

HAS QUALIFIED UNDER THE LAWS AND RULES OF THE STATE OF CHID AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY QUALIFIED TO ENGAGE IN THE PRACTICE OF REAL ESTATE APPRAISAL. WITNESS THE SEAL OF THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE & PROFESSIONAL LIDENSING AND THE SIGNATURES OF THE MEMBERS OF THIS BOARD. THIS CERTIFICATE OR LICENSE IS NOT VALID UNLESS TIMELY RENEWED IN ACCORDANCE WITH ALL STATE OF ONIG REQUIREMENTS.

Lylie T Davis

Margaret A Hamblet

Lawrence A Kell

Michael J. Koren

Paul A Hovey 6993 E. Galbraith Rd Cinalapati, OH 452430000

STATE OF OHIO DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE has been issued under ORC Chapter 4/63 to:

NAME: Paul A Hovey INVOICE: FIGHT A FLOVEY

LICHOERT NUMBER 2097002453

INCLEVEL Contilled Recidential Real Estate Approlace

CURRENT ISSUE DATE: 07/27/2007

EXPIRATION DATE: 07/27/2008

Paul A Hovey 6993 E. Galbraith Rd Cincinnati. OH 452430600

E&O INSURANCE

FROM : Paul

FAX NO. :5138316347

May. 07 2007 08:42AM ≥1

DS- 04, 12027

11:25

J.P. FRICE AGENCY, (NC. → 15138916343

60.110 **9992**

REAL ESTATE APPRAISERS PROFESSIONAL LIABILITY

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF THE POLICY

	- E/412007	Contract Numi	ber PL021119	Previous Number: PL0211197
प्रमुखा साम	ed. 5/4/2007		A CI NIUS NA	DE BASIS, PLEASE READ CAREFULLY.
	COVERAGE IS	PROVIDED ON	A CONTRO INT	
item				STAR
1	NAME OF INSURER	I	; 26255 An	N SURANCE COMPANY Perical Drive, Southfield MI 48034-2438
	1			Tel: (800) 482-2725
\$	NAMED INSURED:	Paul A. Hovey 1024 Batavia Pil Batavia, OH 45		
		Dantini on		
3	POLICY PERIOD From: 5:2/7867			RETROACTIVE DATE: 5/2/2005
4	DEDUCTIBLE SECOND COMMITTEE SECOND COMMITTE SECOND COMMITTEE SECOND COMMITTEE SECOND COMMITTEE SECOND COMMIT		:[] 	RETROALING DATE: 4
 5	\$ 300.000 Each C	la)m	nome:tal	it of Liability for each claim end in the le is reduced by claims expense as n the Policy.
6	MARL NOTICE OF	L085 TO:		J. A. PRICE AGENCY, INC. 640 SHADY OAK ROAD - SLITE TOO EDEN PRAINE MY 55544-6176 Those: 600-944-01.15 - Fac: 957-944-0051
 7	ANNUAL PREMIT		iicabla	NUMBER OF APPRAISERS: 1
8	FORMS ATTACH	ED AT ISSUE:	foota taken se	°L 1102, 1177PL 1102, 2283PL 1102, 3420PL 1102, 4458F 1102, 4147 PL 1102



Our multiporized representative is:

J. A. PRICE AGENCY, INC. 640 SHADY OAK RIND - SLITE SM EDEN PRAIRIS, MN 15344-6176; PHONE 900-944-0119 - For 952-944-5061

By Authorized Representative

01 25 PL 11 02

Page 1 of 1

Purchase Agreement - House/Bicycle Trail Corridor

Grimmeissen Property March 7, 2008

This Purchase Agreement is entered into by and between John H. and Nina M. Grimmeissen with a mailing address of 459 Tecumseh Rd Cincinnati, Ohio, 45244 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District or its assigns with a mailing address of 10245 Winton Road, Cincinnati, Ohio 45231 ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- AGREEMENT TO SELL: For and in consideration of the sum of \$10,000 payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby agrees to sell to BUYER, and BUYER hereby agrees to purchase from SELLER, the real estate described below, in fee simple.
- PROPERTY DESCRIPTION: The real estate subject to this Agreement consists of approximately 0.53 Acres ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0012, and known as 5118 Batavia Rd. (as shown on Attachment 1 map).
- PRICE AND TERMS: SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$79,000 ("PURCHASE PRICE").
- EARNEST MONEY: All of the EARNEST MONEY (\$10,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.

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A ?

- B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only penalty placed upon BUYER if BUYER breaches this Agreement.
- 5. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. The house located on the REAL ESTATE is being sold in "as is" condition.
- 6. OTHER CONTINGENCIES: This Agreement is subject to the formal approval of the Board of Park Commissioners of the Hamilton County Park District at an emergency Board meeting to be held on March 7, 2008 at 11:30. Following such formal approval, BUYER shall deliver the FARNEST MONEY to SELLER.
- 7. PERSONAL PROPERTY: The following personal property shall be included in the sale: None. SELLER shall remove all personal property from the REAL ESTATE prior to the closing. SELLER will retain and remove the appliances, the gazebo on the back deck, and the storage sheds.)
- 8. ATTACHMENTS: Both parties will be required to execute the following three attached items:

Residential Disclosure Affiliated Business Disclosure Agency Disclosure

9. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None. (c) the REAL ESTATE is zoned as residential and is in a secondary 100 year flood plain; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the MSD sewer line tie-in with a cost to BUYER of \$12,000 (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE

F#& n.m. S.

by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.

- 10 CONVEYANCE AND CLOSING: The closing will be held by approximately June 30, 2008 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
- 11, LIABILITY INSURANCE: SELLER will continue to carry liability insurance until the closing.
- 12. REALTORS FEES: SELLER will pay the 6% Realtors commissions that will be deducted from the SELLER'S proceeds at the closing.
- 13. SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
- 14.PROPERTY TAXES: Property Taxes will be prorated to the day of the closina.
- 15.EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, March 7, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
- 16.ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 7 th day of March, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

778 n.m. A.

459 Tecumseh Rd ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this ______ day of Jack Sutton, Director Hamilton County Park District

(This is a legally binding contract. If not understood, seek legal advice.)

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

Cincinnati, Ohio, 45244

March, 2008 year_

WITNESS:

ADDRESS OF BUYER:

0056491 File# 0056491

Į.	The purpose of this summary appraisal repor	t is to provide the let	idelycheit with an acci	irate, and adequately suc	putted, opinion of the t	HAINGE FEIDE OF	me sunject prope	,
	Property Address 5118 BATAVIA RD.			City CINCINNATI	St	ate OH Zi	p Coda 45244-3	803
	Borrower HAMILTON COUNTY PARK	DIST. (wner of Public Record	GRIMMEISSEN JO	HN H & NINA M Co	ounty HAMIL	TON	
	Legal Description LOT 8 TURPIN EST							
	Assessor's Parcel # 500-0440-0012-00			Tax Year 2007		E. Taxes \$ 75		
	Neighborhood Name ANDERSON			Map Reference 17140	T PUD HOAS I	nsus Tract 02		month
	Occupant 🗵 Owner 🔲 Tenant 🔲 Vaca		pecial Assessments \$	0.00	Lub unvai	N/A U	an year 1 por i	EIU/IU/
	Targetti and the same of the s		Other (describe) action Dther (de	ectiha)				\dashv
	Assignment Type Purchase Transaction Lender/Client HAMILTON COUNTY P.	and the same of th		VINTON RD., CINCI	VNATL OH 45231			
H	is the subject property currently offered for sale	or has it been offered	for sale in the twelve o	onlins orier to the elfective	e date of this appraisal?	⊠ Ye	s No	
ı	Report data source(s) used, offering price(s), a	and riale(s). COU	VTY/MLS/INSPEC	TION LISTED @ \$79	.000 02/19/08 - PRI	ESENT.		
Г								
	I 🔲 did 🗵 did not analyze the contract for	sale for the subject po	ırchase transaction. Exp	dain the results of the anal	ysis of the contract for s	ale or why the	analysis was not	
	performed. APPRAISER WAS NOT P	ROVIDED A COP	Y OF THE SALES	CONTRACT.				
5								
£	Contract Price \$ TBD Date of Conf	lact PENDING	Is the property seller th	e owner of public record?	Yes No Dat	a Source(s) U		7 Ato
3	Is there any financial assistance (loan charges,	sale concessions, gift	or downpayment assis	lance, etc.) to be paid by	any party on denair or th	a dorrower?	Yes _] No
Š.	If Yes, report the total dollar amount and descri	be the items to be paid	. UNKNOWN	- Allymore M				
-	Note: Race and the racial composition of th	o noighborhood are	not approlaci factors					
-		re (leighborhood ele	Ore-Unit H	ousing Trends	One-Uni	t Housing	Present Land Us	e%
ŀ		Rural Property			eclinina PRICE		One-Unit	50 %
ł		Under 25% Demand/		tond to the second	ver Supply S (000)		2-4 Unit	3 %
			Time Under 3 mt				Multi-Family	7 %
	Neighborhood Boundaries RT 50 TO TH	E NORTH AND V	/FST, I-275 TO TH	E SOUTH AND CLE			Commercial	10 %
ö	COUNTY TO THE EAST.				100 Pr		Other	30 %
÷	Neighborhood Description SUBJECT IS	LOCATED IN A I	RESIDENTIAL ARE	A FEATURING VAR	HOUS STYLES OF	HOUSING V	VHICH HAS	
Ħ	RECEIVED GOOD MARKET ACCES	TANCE IN THE P	AST. SUBJECT H	IAS CLOSE PROXIN	ITY TO EMPLOYM	ENT, SCHO	<u>OLS, SHOPPII</u>	٧G,
Z	AND MAJOR HIGHWAYS, WITH NO	DETRIMENTAL	CONDITIONS APP	ARENT.				
	Market Conditions (including support for the at	ove conclusions)	ADEQUATE MOR	TGAGE FUNDS ARE	E READILY AVAILA	BLE AT ACC	EPTABLE RA	LASS
	AND COSTS. NO EVIDENCE OF S	ELLER/BUYER IN	ICENTIVE MARKE	TING PRACTICES I	N THE MARKETPLA	KCE. PROP	ERTY VALUES	ARE
	STABLE WITH DEMAND AND SUPP	PLY IN BALANCE			R THE AREA.	View AV	EDAGE	
	Dimensions 100 X 200	LITTAL	Area .526 ACRES Zoning Description F		IEC IANGULAR	VIUIT 25V	EKAGL	
	Specific Zoning Classification R-1 RESIDE Zoning Compliance 🔀 Legal 🔲 Legal Non	NTIAL				4.		
	Is the highest and best use of subject property	comorning (cranera) r as improved for as n	ranosed ner nlans and s	necilications) the nesent	use7 🖂 Yes 🗍	No II No, des	cribe	
	is the thighest and deat had of addless property	as kinding for for as bi	oposed per plans and t	positional are process	the state of the s			
								- 1
	Ittilities Public Other (describe)		Public Other (de		Off-site Improvements -	Туре	Public Priv	ate
ш	Utilities Public Other (describe)	Water	Public Other (de	escribe)		Туре	Pubilc Priv	ate
SITE		Water Sanitary S	<u> </u>	scribe)	Off-site Improvements - Street ASPHALT Alley NONE			
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SITE	Electricity	Sanltary S No FEMA Flood cal for the market area		RIVATE FEMA Map # 39061C	Off-site Improvements - Street ASPHALT Alley NONE 20332D	FEMA Map	Date 5/17/2004	
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WEW	Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typic Are there any adverse site conditions or extern Units General Description Units One One with Accessory Unit # of Stories 1.5 Type Det Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) CAPE COD Year Bullt 1936 Effective Age (Yrs) 20 Attic None Drop Stair Stairs Floor Stairs Floor Stairs Hoore Retrigerator Renge/Oven Finished Heatled Appliances Retrigerator Range/Oven Appliances Retrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient ties Describe the condition of the property (includice Condition WITH NO MAJOR REF EXTERNAL INADEQUACIES, THE PROPERTIES. THERE WAS NO EN	Sanitary S No FEMA Flood cal for the market area ad factors (easements, Concrete Slab End Basement Area Basement Area Coulside Entry/Exit Evidence of Infe Dampness Heating Entry Exit Other Cooling Entry Exit Individual Dishwasher 4 Rooms Ens, etc.). STORN ON PERSON STORN ON	ewer	Exterior Description Exterior Description Exterior Description Foundation Walls Exterior Walls Exterior Walls Exterior Walls Exterior Walls V Roof Surface Surface Surface Surface Surface Storm Sastyfnsulated Y Storm Sastyfnsulated Y Amenities Fireplace(s) # Pello/Deck REAR Peol Washer/Dryer 1.1 Bah(s) DATED KITCHEN AN remadeling, etc.). THE SUBJECT PRO AILAR IN UTILITY TO NFESTATION.	Off-site Improvements - Street ASPHALT Alley NONE 20332D Ses, etc.)? Yes Ses, etc.) Yes Ses, etc.) Yes Ses, etc.) Yes Ses, etc.) Yes Ses, etc	FEMA Map es No No No No No No No No No N	X	indition VG AVG AVG I ALT

0056491 File # 0056491

There are 4 comparable	e properties currently	offered for sale in ti	he subject nelahborho	od ranging in price	from \$ 69,900	ls \$ 104	,500 .
There are 7 comparab	e sales in the subject	nelabbarhood within	the past twelve mont	is ranging in sale pr	ice from \$ 60,000	to \$ 1	07,000 .
FEATURE STATE	SUBJECT	COMPARABL		COMPARIAB	LE SALE # 2	COMPARABI	E SALE # 3
Address 5118 BATAVIA R		1749 SUTTON A		7049 CLOUGH I	PK	533 DELTA AVE	
CINCINNATI, OF		CINCINNATI		CINCINNATI		CINCINNATI	
Proximity to Subject		1.82 miles SE		2,30 miles SE		2.21 miles NW	
	6 700	1,82 mies SE			\$ 84,000		\$ 60,000
		* *	3 92,500	e constant			
	S sq.ft.						
Data Source(s)		COUNTY/MLS 1	097910	COUNTY/MLS 1	069928	COUNTY/MLS 1	U00740
Verification Source(s)		DOM 30		DOM 121		DOM 14	. () C Adiculment
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) S Adjustment
Sales or Financing		CONV.		CONV.		OTHER	
Concessions		NONE KNOWN		NONE KNOWN		NONE KNOWN	
Date of Sale/Time		02/06/0B		11/15/07		10/12/07	
Location	AVERAGE	SUPERIOR	-10,000	AVERAGE		AVERAGE	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	.526 ACRES	.201 ACRES	+5.000	.526 ACRES	,	.173 ACRES	+5,000
View	AVERAGE	AVERAGE		AVERAGE	1	AVERAGE	
Design (Style)	CAPE COD	CAPE COD	*******	CAPE COD		RANCH	
	VINYL	STUCCO		ALUMINUM	-	BLOCK	
Quality of Construction				118	-	84	
Actual Age	72	81		AVERAGE	1	AVERAGE	
Condition	AVERAGE	AVERAGE			1	Total Edims Baths	*******
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Edms. Baths			+1,000
Room Count	4 1 1.1	6 2 1	<u>-4,000</u>		-4,000		
Gross Living Area	1,152 sq.ft.	1,231 sq.ft.	0		+4,960		+8,640
Basement & Finished	FULL/UNFIN	FULL/UNFIN		NONE		FULL/UNFIN	
Rooms Below Grade	NONE	NONE	1	NONE		BATH	-1,000
Functional Utility	AVERAGE	AVERAGE_		AVERAGE		AVERAGE	
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		EFA/CA	
Heating/Cooling Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patte/Deck Net Adjustment (Total)	STORM WIND	EQUAL		VINYL	-2,000	VINYL	-2,000
Garage/Carport	NONE	2 CAR DET	-4.000	NONE		NONE	
Porch/Patio/Deck		PORCH/DECK		PORCH/DECK	1	PORCH	+2,000
t tribiti suchbook	ORGHIDEOR	T CITCH ADD SET			1		
2			1				
<u> </u>							
S to a full of the first	Karamannia (ili	□ + ⊠ -	S -13,000	□ + ⊠ ·	\$ -1,040	⊠ + □ -	\$ 13,640
Net Adjustment (Total)	programmurenes. Etas erabbekantikust			Net Adj. 1.2 %		Net Adj. 22.7 %	
Adjusted Sale Price				Gross Adj. 13.0 %		Gross Adj. 32.7 %	
		Gross Adj. 24.9 %	15 /9,300	ita estes II and avalo	10 02,5UC	rjulusa nuj. uz.r A	70,040
o (×) did did not researc	i the sale or transfer h	istory of the subject t	noperty and compara	ne sales, ii iiot, expia	101L		
				11.0 1900-			
				the theer warm aries	to the offsetius data of	This appraisal	
		ales or transfers of th	e subject property for	me mree years prior	to the effective date of	i niis abhiaisar	
Data Source(s) COUNTY	MLS			11	- 1-11	bla sala	Lumov
		ales or transfers of th	e comparable sales to	t use year prior to the	date of sale of the co	unharania egig.	
Data Source(s) COUNTY	MLS				ukla valos čest 3 t 1 P	illand priss arts are	IP nned
Report the results of the research	th and analysis of the	prior sale or transfer	history of the subject	property and compar	able sales (report addi	nonal prior sales on p	Idyo a).
ITEM		JBJECT	COMPARABLE		COMPARABLE SALE #		ARABLE SALE #3
Date of Prior Sale/Transfer	NONE IN 3	YRS	NONE IN 1 YEAR		NE IN 1 YEAR	08/28/07	
Price of Prior Sale/Transfer	N/A		N/A	N/A		N/A	
Data Source(s)	COUNTY		COUNTY		YTML	COUNTY	
Effective Date of Data Source(s) 02/21/08		02/21/08	02/2	1/08	02/21/08	
Analysis of orlor sale or transfe	r history of the subjec	t property and compa	arable sales NC	SALES AGREE	MENTS, OPTION	OR LISTINGS C	F SUBJECT
WITHIN THE LAST 3 YE	ARS, NO SALES	OF COMPS OT	HER THAN ABOY	/E WITHIN THE	LAST YEAR.		
Summary of Sales Comparison	Approach At I C	OMPARABLES	ARE SALES WIT	IN THE SAME (OR SIMILAR MAR	KET AS OUR SL	IBJECT, ALL
COMPS ARE OF SIMILA	R CONDITION A	ND CONTAIN SI	MII AR AMENITIE	S TO THE SUBJ	IECT. ALL ADJUS	TMENTS ARE B	ASED ON
MARKET DERIVED VAL	HER DUE TO A	LACK OF SIMIL	D HOME SALES	IN THE SUBJEC	CTS IMMEDIATE	AREA APPRAISE	R EXPANDED
SEARCH AND INCLUDE	D CIMIL AD COR	TO DEDUCATE	UNES EUD COM	PARISON COM	IPS 2. 3 AND 4 AF	RE ON MAIN THE	ROUGHWAYS
		E DEDROOM FI	CIVILO I DIS GOIN				
SIMILAR TO THE SUBJ	EUI.						
					LHMV 1		
 							<u>.</u>
Indicated Value by Sales Comp			n	avalancia e	no le *	ppropph (if describe-	2 lha
Indicated Value by: Sales Co	mparison Approach	\$ 79,000	Cost Approach (if d	eveloped) \$ 99,6		pproach (il develop	
THE MARKET APPROA	CH IS MOST APP	LICABLE IN ES	TABLISHING THE	PRESENT VAL	UE OF THE SUB	JECT PROPERT	Y WITH
	COST APPROAC	H					
H							
This appraisal is made 🗵 "a	s is", 🔃 subject t	o completion per pla	ns and specifications	on the basis of a h	ypothetical condition t	that the Improvements	have been
S completed, Subject to in fallowing required inspection I	eased on the extraord	narv assumption that	, the condition or delic	iency does not requi	re alteration or repair:	APPRAISAL IS I	MADE "AS IS".
ITS ASSUMED NO MA.		CHICKIANTIATIA	r etalletiles (NO INTERDAL O	CMBOMENTS		
Based on a complete visus conditions, and appraiser's	l inspection of the	Interior and exterio	r areas of the subj	ct property, define	ed scope of work, s	tatement of assum	otions and limiting
conditions and appraiser's	certification, my (e 02/29/2008	our) opinion of the	market value, as d	enned, of the real	property that is the live date of this ap	supject of this fe	purt 15
\$ 79.000 as of			the data of larger	una san tha bilbe	nua naie Al Inis Ab	DOMESTIC	

0056491 File#_0056491

THIS IS A COMPLETE APPRAISAL PREPARED IN ACCORDANCE WITH	I STANDARD RULE AND	IS A SUMM	ARY REPOR	T PREPARE	<u>.u</u>
LINDER STANDARD BUILD 2-2 (SECTION B) AND IS INTENDED FOR U	SE BY THE LENDER/CLI	ENT AND/OF	THEIR ASS	IGNS FUR A	
MORTGAGE FINANCE TRANSACTION ONLY. THIS APPRAISAL ASSIG	NMENT IS WITHIN THE	SCOPE OF 1	HE CERTIFI	ED/LICENSI	ED
APPRAISER SIGNING THIS REPORT.					
NO ONE PROVIDED SIGNIFICANT PROFESSIONAL ASSISTANCE TO	THE PERSON OR PERSON	<u>ONS SIGNIN</u>	<u>G THIS REPO</u>	ORT UNLES	S
NOTED HERE OR IN THE APPRAISAL					
THE APPRAISAL WAS GENERATED USING DIGITAL SIGNATURES, EA	ACH APPRAISER HAS SE	LECTED A	PASSWORD	WHICH EN	ABLES
THAT ADDRAIGED TO AFFLY THE SIGNATURE TO THE APPRAISAL. N	O CHANGES CAN BE MA	ADE TO THE	FINISHED P	PPRAIDAL_	
WITHOUT THE SYSTEM AUTOMATICALLY REMOVING THIS DIGITAL S	SIGNATURE AND NECES	SITATING T	HE APPRAIS	ER TO AGA	IN
AUTHORIZE PLACEMENT OF HIS DIGITAL SIGNATURE USING A PASS	SWORD PROTECTED E	NTRY.			
THE APPRAISAL WAS GENERATED USING DIGITAL PHOTOS, EACH	APPRAISER USES DIGI	TAL CAMERA	S TO EXPE	DITE THE TO	JRN
ADDUND TIME OF ADDRAISAL REPORT, NO CHANGES ARE MADE.	TO THE DIGITAL PHOTO	, SOME PHL	HUS WERE	DRED FRO	IVLITIE
APPRAISERS DATA BASE OR LOCAL MLS OR COURT HOUSE DATA	BASES THE APPRAISE	R INSPECTE	D THE EXTE	RIOR OF A	L,L
COMPS AND NONE OF THE COMPS ARE CURRENTLY FOR SALE (A	NY SIGN IN PHOTO WAS	FROM THE	SALE STAT	ED IN THE	
APPRAISAL)					
THE THE PARTY OF T					
THE SUBJECTS EXPOSURE TIME IS ESTIMATED AT 3 TO 6 MONTHS					
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Purchase Agreement – House at 5106 Batavia Rd.

Bottom Property March 14, 2008

This Purchase Agreement is entered into by and between Joan Y. Bottom and Kenneth H. Bottom with a mailing address of 16 Locust Hill Rd. Cincinnati, Oh 45245 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District or its assigns with a mailing address of 10245 Winton Road, Cincinnati, Ohio 45231 ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- AGREEMENT TO SELL: For and in consideration of the sum of \$4,000 payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby agrees to sell to BUYER, and BUYER hereby agrees to purchase from SELLER, the real estate described below, in fee simple.
- 2. PROPERTY DESCRIPTION: The real estate subject to this Agreement consists of approximately 0.525 Acres ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0011, and known as 5106 Batavia Rd. (as shown on Attachment 1 map).
- 3. PRICE AND TERMS: SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$84,000 ("PURCHASE PRICE").
- 4. EARNEST MONEY: All of the EARNEST MONEY (\$4,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.

- B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only penalty placed upon BUYER if BUYER breaches this Agreement.
- 5. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. The house located on the REAL ESTATE is being sold in "as is" condition.
- 6. OTHER CONTINGENCIES: This Agreement is subject to the formal approval of the Board of Park Commissioners of the Hamilton County Park District at their regularly scheduled Board meeting to be held on March 19, 2008. Following such formal approval, BUYER shall deliver the EARNEST MONEY to SELLER.
- PERSONAL PROPERTY: The following personal property shall be included in the sale: None. SELLER shall remove all personal property from the REAL ESTATE prior to the closing.
- 8. OCCUPANCY: SELLER will retain occupancy through December 31, 2008 and will provide liability and building insurance coverage. Any tenants will be required to cover their possessions through tenants insurance. SELLER will provide any maintenance needed to the house during this extended occupancy and will be responsible for all utilities through their tenant.
- 9. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential and is in a secondary 100 year flood plain; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the MSD sewer line tie-in with a cost to BUYER of an unknown amount (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous

- or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.
- 10.CONVEYANCE AND CLOSING: The closing will be held by approximately June 30, 2008 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
- RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "Buyer agrees to perpetually keep this property in greenspace. Potential development of this property will be for providing appropriate access for outdoor recreation for the extension of the Little Miami River Scenic Trail. Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.".
- 12. REALTORS FEES: Both parties stipulate that there are πο Realtors fees involved in this transaction.
- 13.SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all

parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

- 14.PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
- 15. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, March 20, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

SELLER:

oan Y. Bottom

Kenneth H. Bottom 16 Locust Hill Rd.

Cincinnati, Oh 45245

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this $\frac{1974}{190}$ day of March, 2008 year $\frac{1930}{190}$ time.

MITMESS

1 1 /

Jack Sutton Director

WITNESS:

ADDRESS OF BUYER:

Hamilton County Park District

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

		Uniform R					# 00565		
	The purpose of this summary appraisal rep	port is to provide the lende	r/client with an ac	curate, and adequatel	ly supported, opti	nion of the m	arket value	of the subject p	roperty.
	Property Address 5106 BATAVIA RD.			City CINCINNA				Zip Code 4524	4-3803
	Burrower HAMILTON CTY, PARK DI		<u>ier of Public Recon</u>	d BOTTOM JOA	N	Cou	nly HAMI	LTON	
	Legal Description LOT 7 TURPIN EST			- u					
	Assessor's Parcel # 500-0440-0011-0	סנ		Tax Year 2007	7110		Taxes \$ 1		
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ï	Lender/Client HAMILTON COUNTY		7997	WINTON ROAD,	CINCININATI	OH 45234			
	Is the subject property currently offered for s	sale or has it been offered for					П	es 🔀 No	
	Report data source(s) used, offering price(s)			CTION/OWNER					
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	performed. APPRAISER WAS NOT	PROVIDED A COPY	OF THE SALES	CONTRACT.					
RACT									
	Contract Price S TBD Date of Co			the owner of public rea					
CONT	Is there any financial assistance (loan charge				d by any party on	behalf of the	orrower?	Yes	∐ No
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	AND COSTS. NO EVIDENCE OF						E. PROF	PERTY VALU	ES ARE
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	FEMA Special Flood Hazard Area 🛛 🔀 Yes			FEMA Map # 390	61C0332D		FEMA Map	Date 5/17/200)4
	Are the utilities and off-site improvements ty			No II No, describe					
	Are there any adverse site conditions or exte	<u>imal factors (easements, enc</u>	roachments, enviro	inmental conditions, la	nd uses, etc.)?	Yes	⊠ No	If Yes, describe	

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=	Units 🔀 One 🗍 One with Accessory Unit # of Stories 1.5	t Concrete Slab	Crawl Space Partial Basement	Foundation Walls Exterior Walls	BLOCK/AVO WOOD/AVO	3 F	loors Valls	CAR-HW/AY	/G VG
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	Units 🔀 One One with Accessory Unit # of Stories 1.5 Type 🔀 Det. Att. S-Det./End Unit Existing Proposed Under Cons	t Concrete Slab Strull Basement t Basement Area	Crawl Space Partial Basement 800 sq.ft	Foundation Walls Exterior Walls Roof Surface	BLOCK/AVG WOOD/AVG SHINGLES/	G F G W AVG T /AVG B	loors Valls rim/finish alh Floor	CAR-HW/AV PLASTER/A PAINTD WE	/G .VG)/AVG
-	Units ⊠ One One with Accessory Unit # of Stories 1.5	t Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit	Crawl Space Partial Basement 800 sq.ft NONE %	Foundation Walls Exterior Walls Roof Surface Gutters & Downspou Window Type	BLOCK/AVO WOOD/AVO SHINGLES/ Its ALUMINUM ALUMN /AV	F F F V AVG T /AVG B G B	loors Valls rim/finish alh Floor	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG	/G .VG)/AVG
	Units ⊠ One One with Accessory Unit # of Stories 1.5	t Concrete Slab I Full Basement It Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett	Crawl Space Partial Basement 800 sq.ft. NONE % Sump Pump ion NONE OB ement	Foundation Walls Exterior Walls Roof Surface Gutters & Downspou Window Type Storm Sastylnsulated Screens	BLOCK/AVC WOOD/AVC SHINGLES/ IS ALUMINUM ALUMN /AV I YES/YES YES	G F G V AVG T /AVG B G B	loors Valls rim/Enish alh Floor ath Wainsco ar Storage () Driveway	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG ITILE/AVG None # of Cars	/G VG D/AVG
	Units	t Concrete Slab Full Basement	Crawl Space	Foundation Walls Exterior Walls Roof Surface Gutters & Downspou Window Type Storm SastyInsulated Screens LAmenities	BLOCK/AVC WOOD/AVC SHINGLES/ Its ALUMINUM ALUMN /AV 1 YES/YES YES Woodsto	F F F F F F F F F F F F F F F F F F F	oors Valls rim/Finish ath Floor ath Wainsco ar Storage (3) Driveway riveway Sur	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG OI TILE/AVG None # of Cars face CONC	/G VG D/AVG
	Units	Concrete Slab	Crawl Space	Foundation Walls Exterior Walls Roof Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenities Rieplace(s) #	BLOCK/AVC WOOD/AVC SHINGLES/ Its ALUMINUM. ALUMN /AV 1 YES/YES YES Woodstore	F F F F F F F F F F F F F F F F F F F	oors Valls rim/Finish allh Floor alh Wainsco ar Storage G Driveway riveway Sur Garage	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars face CONC # of Cars	/G VG D/AVG
	Units One One with Accessory Unit # of Storles 1.5	t Concrete Slab Concrete Slab Full Basement It Basement Area St. Basement Finish Outside Entry/Exit Evidence of Infestall Dampness Sattl Heating FWA H Other Fu Cooling Central Air	Crawl Space	Foundation Walls Exterior Walls Roof Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenities Rireplace(s) # Patlo/Dock	BLOCK/AVC WOOD/AVC SHINGLES/ Its ALUMINUM ALUMN /AV I YES/YES YES [Woodstor	F F F F F F F F F F F F F F F F F F F	loors Valls rim/Finish ath Floor ath Wainsco ar Storage Driveway riveway Sur Garage Carport	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars iace CONC # of Cars # of Cars	/G VG)/AVG 1 RETE
- SLV	Units	t Concrete Slab Concrete Slab Full Basement Basement Area Dutside Entry/Exit Evidence of Infestal Dampness Settl Healing FWA H Other Fu Codling Central Air Individual	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement WBB Radiant et GAS Conditioning Cither	Foundation Walls Exterior Walls Reef Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenüles Patlo/Deck Pool	BLOCK/AVC WOOD/AVG SHINGLES/ Its ALUMINUM ALUMN /AV 1 YES/YES YES	G F AVG T /AVG B G B C VE(S) # D	oors Valls rim/Finish allh Floor alh Wainsco ar Storage G Driveway riveway Sur Garage	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars face CONC # of Cars	/G VG D/AVG
	Units	Concrete Slab	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement w/BB Radian el GAS Conditioning] Other isposal Micro	Foundation Walls Exterior Walls Reef Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenitles Patlo/Deck Pool wave Washer/D	BLOCK/AVC WOOD/AVG SHINGLES/ Its ALUMINUM ALUMN /AV 1 YES/YES YES Woodstor Frace R Porch Other ryer Other (c)	F F F F F F F F F F F F F F F F F F F	loors Valls rim/Finish alli Floor alli Wainsco ar Storage Diveway riveway Sur Garage Carport Att.	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars iace CONC # of Cars d Cars Det.	VG VG D/AVG 1 RETE
	Units	Concrete Slab	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump Ion NONE OB Iement WBB Radian Iel GAS Conditioning Other Isposal Micro 3 Bedrooms	Foundation Walls Exterior Walls Roof Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenitles Patlo/Deck Poot wave Washer/D 1 Bath(s)	BLOCK/AVC WOOD/AVG SHINGLES/ Its ALUMINUM ALUMN /AV 1 YES/YES YES Woodstor Frace R Porch Other ryer Other (c)	F F F F F F F F F F F F F F F F F F F	loors Valls rim/Finish alli Floor alli Wainsco ar Storage Diveway riveway Sur Garage Carport Att.	CAR-HW/AY PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars iace CONC # of Cars # of Cars	VG VG D/AVG 1 RETE
	Units	Concrete Slab	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement w/BB Radian el GAS Conditioning] Other isposal Micro	Foundation Walls Exterior Walls Roof Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens Amenitles Patlo/Deck Poot wave Washer/D 1 Bath(s)	BLOCK/AVC WOOD/AVG SHINGLES/ Its ALUMINUM ALUMN /AV 1 YES/YES YES Woodstor Frace R Porch Other ryer Other (c)	F F F F F F F F F F F F F F F F F F F	loors Valls rim/Finish alli Floor alli Wainsco ar Storage Diveway riveway Sur Garage Carport Att.	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG INTILE/AVG None # of Cars iace CONC # of Cars d Cars Det.	VG VG D/AVG 1 RETE
	Units One One with Accessory Unit # of Stories 1.5	t Concrete Slab Full Basement	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement WBB Radiant el GAS Conditioning Other isposal Micro 3 Bedraoms SINDOWS, UPC	Foundation Walls Exterior Walls Roof Surface Gutlers & Downspou Window Type Storm Sastvinsulated Screens Amenities Rireptace(s) # Patlo/Deck Pool wave Washer/D DATED BATH.	BLOCK/AVC WOOD/AVG SHINGLES/ IS ALUMINUM. ALUMN /AV I YES/YES Woodste Porch Other (c) 1,184	AVG T AVG B G B C EAR C describe) Square Fee	loors Valis rim/Finish alth Floor ath Wainsco ar Storage Driveway riveway Sur Garage Carport Att.	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG 01 TILE/AVG None # of Cars face CONC # of Cars Of Cars Det. [Wing Area Above	VG VG D/AVG 1 RETE Built-in Grade
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	Units ⊠ One ☐ One with Accessory Unit # of Storles 1.5 Type 図 Det. ☐ Att. ☐ S-Det/End Unit ☑ Existing ☐ Preposed ☐ Under Const Design (Siyle) CAPE COD Year Built 1951 Effective Age (Yrs) 20 Attic ☐ None ☐ Drop Stair ☑ Stairs ☐ Floor ☐ Scuttle ☒ Finished ☑ Heated Appliances ☒ Retrigerator ☒ Range/Ove Finished area above grade contains: Additional features (special energy efficient if Describe the condition of the property (inclue CONDITION WITH NO MAJOR RE	Concrete Slab	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement WBB Radiant el GAS Conditioning Cher isposal Micro 3 Bedrooms VINDOWS, UPE ration, renovations,	Foundation Walls Exterior Walls Roof Surface Guifers & Downspou Window Type Storm Sastvinsulated Screens Amenities Riceplace(s) # Patlo/Deck Poof wave Washer/D DATED BATH. remodeling, etc.). THE SUBJECT PI	BLOCK/AVC WOOD/AVG SHINGLES/ IS ALUMINUM ALUMN /AV I YES/YES YES Woodslo Parch Other ryer Other 1,184 THE SUBJ ROPERTY SU	G F AVG T AVG B C C EAR C EAR C EScribe) Square Fee	loors Valis rim/Finish alth Floor alth Wainsco alth Wains	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG OIT TILE/AVG # of Cars # of Cars # of Cars # of Cars Using Area Above	VG VG D/AVG 1 RETE Built-in Grade
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	Units One One with Accessory Unit # of Stories 1.5 Type 1.5 Att. S-Det./End Unit	Concrete Slab Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestal Dampness Sett Heating FWA H Other Fu Coding Central Air of Individual Entry Exit Fu Coding Central Air of Rooms Items, etc.). STORM W Coding needed repairs, deterior EPAIRS APPEARING N E SUBJECT WAS FOLE VIDENCE OF PRESE	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump Ion NONE OB ement WBB Radian el GAS Conditioning Other isposal Micro 3 Bedrooms VINDOWS, UPE Tallon, renovations, NECESSARY JND TO BE SIA	Foundation Walls Exterior Walls Roof Surface Gutlers & Downspou Window Type Storm Sast/insulated Screens Amenities Riceplace(s) # Patlo/Deck Pool wave Washer/D DATED BATH. remodeling, etc.). THE SUBJECT P	BLOCK/AVC WOOD/AVC SHINGLES/ IS ALUMINUM. ALUMN /AV I YES/YES YES [Woodsto Fance R Porch Other (o 1,184 THE SUBJ ROPERTY SU TO SURROU	AVG T AVG B G EAR C Ve(s) # D EAR C describe) I Square Fee	loors Valis rim/Finish alth Floor alth Wainsco alth Wains	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG OIT TILE/AVG # of Cars # of Cars # of Cars # of Cars Using Area Above	VG VG D/AVG 1 RETE Built-in Grade
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	Units One One with Accessory Unit # of Stories 1.5 Type 1.5 Att. S-Det./End Unit	Concrete Slab Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestal Dampness Sett Heating FWA H Other Fu Coding Central Air of Individual Entry Exit Fu Coding Central Air of Rooms Items, etc.). STORM W Coding needed repairs, deterior EPAIRS APPEARING N E SUBJECT WAS FOLE VIDENCE OF PRESE	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump Ion NONE OB ement WBB Radian el GAS Conditioning Other isposal Micro 3 Bedrooms VINDOWS, UPE Tallon, renovations, NECESSARY JND TO BE SIA	Foundation Walls Exterior Walls Roof Surface Gutlers & Downspou Window Type Storm Sast/insulated Screens Amenities Riceplace(s) # Patlo/Deck Pool wave Washer/D DATED BATH. remodeling, etc.). THE SUBJECT P	BLOCK/AVC WOOD/AVC SHINGLES/ IS ALUMINUM. ALUMN /AV I YES/YES YES [Woodsto Fance R Porch Other (o 1,184 THE SUBJ ROPERTY SU TO SURROU	AVG T AVG B G EAR C Ve(s) # D EAR C describe) I Square Fee	loors valis valis rim/Finish alth Floor ath Wainscc ar Storage Driveway riveway Sur Garage Carport Att. t of Gross L PERTY IS COMPE	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG ITILE/AVG I None # of Cars # of Cars # of Cars [Det. [Iving Area Above IN AVERAGE UNCTIONAL ETING	VG VG D/AVG 1 RETE Grade OR
	Units One One with Accessory Unit # of Stories 1.5 Type 1.5 Att. S-Det./End Unit	Concrete Slab Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestal Dampness Sett Heating FWA H Other Fu Coding Central Air of Individual Entry Exit Fu Coding Central Air of Rooms Items, etc.). STORM W Coding needed repairs, deterior EPAIRS APPEARING N E SUBJECT WAS FOLE VIDENCE OF PRESE	Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump Ion NONE OB ement WBB Radian el GAS Conditioning Ofther isposal Micro 3 Bedrooms VINDOWS, UPE Tailon, renovations, NECESSARY JND TO BE SIA	Foundation Walls Exterior Walls Roof Surface Gutlers & Downspou Window Type Storm Sast/insulated Screens Amenities Riceplace(s) # Patlo/Deck Pool wave Washer/D DATED BATH. remodeling, etc.). THE SUBJECT P	BLOCK/AVC WOOD/AVC SHINGLES/ IS ALUMINUM. ALUMN /AV I YES/YES YES [Woodsto Fance R Porch Other (o 1,184 THE SUBJ ROPERTY SU TO SURROU	AVG T AVG B G EAR C Ve(s) # D EAR C describe) I Square Fee	loors valis valis rim/Finish alth Floor ath Wainscc ar Storage Driveway riveway Sur Garage Carport Att. t of Gross L PERTY IS COMPE	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG ITILE/AVG I None # of Cars # of Cars # of Cars [Det. [Iving Area Above IN AVERAGE UNCTIONAL ETING	VG VG D/AVG 1 RETE Grade OR
	Units ⊠ One ☐ One with Accessory Unit # of Storles 1.5 Type ☒ Det. ☐ Att. ☐ S-Det,End Unit ☒ Existing ☐ Preposed ☐ Under Cons Design (Siyle) CAPE COD Year Built 1951 Effective Age (Yrs) 20 Attic ☐ None ☐ Drop Stair ☒ Stairs ☐ Floor ☐ Scuttle ☒ Finished ☒ Heated Appliances ☒ Retrigerator ☒ Range/Ove Finished area above grade contains: Additional features (special energy efficient if Describe the condition of the property (included CONDITION WITH NO MAJOR RE EXTERNAL INADEQUACIES, THE PROPERTIES. THERE WAS NO E	t Concrete Slab Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestal Dampness Sett Heating FWA H Other Fu Cooling Central Air (Crawl Space Partial Basement 800 sq.ft NONE % Sump Pump ion NONE OB ement WBB Radiant el GAS Conditioning Other Isposal Micro 3 Bedraoms UNDOWS, UPC Tallon, renovations, NECESSARY. JND TO BE SIM ENT OR PAST I	Foundation Walls Exterior Walls Roof Surface Guiters & Downspou Window Type Storm Sastvinsulated Screens I Amenities I Patio/Deck Poof Washer/D ATED BATH. Ternodeling, etc.). THE SUBJECT PI MILAR IN UTILITY NFESTATION. s, or structural integrit	BLOCK/AVC WOOD/AVG SHINGLES/ its ALUMINUM ALUMN /AV I YES/YES YES Woodslo Series R Porch Other Tyer Other (1,184 THE SUBJ ROPERTY SU TO SURROU by of the property?	S F S W AVG T /AVG B G B C C E Ve(s) # D EAR [I J J J J J J J J J J J J J J J J J J	Joors Valis Intrinish Alth Floor Alth Holor Alth Walnsco Ar Storage Johneway Sur Garage Carport Att. Att. COMPE	CAR-HW/AN PLASTER/A PAINTD WE VINYL/AVG OIT TILE/AVG # of Cars face CONO # of Cars Joet Uning Area Above IN AVERAGE UNCTIONAL ETING IN Yes, descri	VG VG D/AVG 1 RETE Grade OR
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File # 0056528

There are 4 comparab	le properties currenti	y offered for sale in	the subject neighborh	ood ranging in price	trom \$ 69,900	to \$ 10	4,500
	le sales in the subjec		the past twelve mon	ths ranging in sale p	rice from \$ 60,000		107,000 .
FEATURE	SUBJECT	COMPARAB	ILE SALE # 1	СОМРАЯАВ	LE SALE # 2	COMPARAB	LE SALE # 3
Address 5106 BATAVIA F	ID.	6613 W PLUM 8	ST	7049 CLOUGH	PK	6511 SALEM RE)
CINCINNATI, OF		CINCINNATI	-,	CINCINNATI		CINCINNATI	-
Proximity to Subject	1668364846488888	1.77 miles NE		2.30 miles SE		2.75 miles SE	
		1.77 THIRS INC.	le		16 04 000		\$ 94,950
Sale Price		403025840005455500	\$ 80,000				
	\$ sq.ft.		-f		to the mark of the edited		Light States and the states of
Data Source(s)	erse rest beforeed se	COUNTY/MLS 1	1041098	COUNTY/MLS 1	1069928	COUNTY/MLS 1	1061576
Verification Source(s)	ALEKTER PRESENTE	DOM 46		DOM 121		DOM 8	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) S Adjustment
Sales or Financing	YARENITA PARAKERAKA	CONV.		CONV.		CASH	l
Concessions		NONE KNOWN		NONE KNOWN		NONE KNOWN	l
Date of Sale/Time	112215043511157514	05/22/07		11/15/07		07/05/07	
Location	AVERAGE	SUPERIOR	-10 000	AVERAGE		AVERAGE	·
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	10,000	FEE SIMPLE		FEE SIMPLE	
Site			. = 000				
	.525 ACRES	.171 ACRES	+5,000	.526 ACRES	1	.450 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	CAPE COD	CAPE COD	ļ	CAPE COD		CAPE COD	
Quality of Construction	WOOD	ALUMINUM		ALUMINUM		WOOD/VINYL	
Actual Age	57	51		118	ļ	89	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade	Total Bdrms. Baths	Total Burms. Baths		Total Bdrms. Baths	1	Total Bdrms. Baths	
Acom Count	6 3 1	5 3 1	1	5 2 1	+2,000		+2,000
Gross Living Area	1,184 sq.ft.		+1,760				
			71,700	 	75,000	FULL/UNFIN	-2,100
Basement & Finished	FULL/UNFIN	FULL/UNFIN		NONE			
Acoms Below Grade	NONE	NONE		NONE	ļ	NONE	
Functional Utility	AVERAGE	AVERAGE	J	AVERAGE	 	AVERAGE	
Heating/Cooling	GFA/NONE	GFA/NONE	ļ	GFA/CA		GFA/NONE	
Energy Efficient Items	STORM WIND	ALMN INSLTD		VINYL	-2,000	ALMN INSLTD	
Healing/Cooling Energy Efficient Items Garage/Carport Porch/Pallo/Deck Net Adjustment (Total)	NONE	NONE		NONE	1	2 CAR DET	-4,000
Porch/Patio/Deck	NONE	PORCH	-1.000	PORCH/DECK	-4,000	PORCH	-2,000
T G. S. T. L. C. S.	HOILE	l Citori	1,332	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 ,,,,,,,		1
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No. Address of Code	navet Ar All Arthurson meny taken		P 4.040		¢		
Net Adjustment (Total)	. V 9 44 63604 3 5 M (2 M V.C.):	□ + 図 ·	\$ -4,240		\$ -1,900		\$ -6,780
Adjusted Sale Price		Net Adj. 5,3 %		Net Adj. 2.3 %		Net Adj. 7.1 %	
		Gross Adj. 22.2 %	JS 75.760	Grass Adj. 20.4 %			\$ 88,170
of Comparables						Gross Adj. 11.4%	14 00,170
	the sale or transfer h		roperty and comparat			101055 MUJ. 11.4 70	14 00,170
	the sale or transfer h					GIDSS MOJ. 11.4 70	14 00,110
	the sale or transfer h					GIUSS AU . 11.4 70	14 00,170
l ⊠ dld □ dld not research		istory of the subject p	property and comparat	le sales. If not, explai	n		14 56,170
i ⊠ did □ did not research My research □ did ⊠ did	not reveal any prior s	istory of the subject p		le sales. If not, explai	n		10 00,170
My research did not research My research did & did Data Source(s) COUNTY/I	not reveal any prior s	istory of the subject p	roperty and comparate	ole sales. If not, explai	n o the effective date of	lhis appraisal.	10 00,110
My research did not research My research did did Data Source(s) COUNTY/I My research did did	not reveal any prior s MLS not reveal any prior s	istory of the subject p	property and comparat	ole sales. If not, explai	n o the effective date of	lhis appraisal.	10 00,110
I did did not research My research did did Data Source(s) COUNTY/I My research did did did Data Source(s) COUNTY/I	not reveal any prior si MLS not reveal any prior si MLS	istory of the subject p ales or transfers of th ales or transfers of th	property and comparat e subject preperty for e comparable sales for	ole sales. If not, explain the three years prior to the year prior to the	n o the effective date of date of sale of the con	lhis appraisal. mparable sale.	
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File# 0056528

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended user, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended user, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appralsal is defined by the complexity of this appralsal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The Intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifles and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any Individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any Item In this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

File# 0056528

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgage or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any Intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature O 1 4. Hove	
Name PAUL HOVEY	Signature
Company Name A.S.I. APPRAISERS LLC.	NameCompany Name
Company Address 1024 OLD STATE ROUTE 74, BATAVIA, OH 45103	Company Address
Telephone Number (513) 947-0745	Telephone Number
Email Address office@calco.org	
Date of Signature and Report March 10, 2008	Date of Signature
Effective Date of Appraisal 03/10/2008	State Certification #
State Certification # 2007002453	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State OH	
Expiration Date of Certification or License 7/27/2008	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
5106 BATAVIA RD.	Did Inspect exterior of subject property from street
CINCINNATI, OH 45244-3803	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 81,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name RICK JOHNSON	
Company Name HAMILTON COUNTY PARK DISTRICT	COMPARABLE SALES
Company Address 10425 WINTON ROAD, CINCINNATI, OH	
45221	Did not inspect exterior of comparable sales from street
Email Address	Did inspect exterior of comparable sales from street Date of Inspection

Freddie Mac Form 70 March 2005

Purchase Agreement -Bicycle Trail Corridor

Ridge Property

March 21, 2008

This Purchase Agreement is by and between Louis H. Ridge and Joyce A. Ridge with a mailing address of 5090 Batavia Rd. Cincinnati, Ohio 45244 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District 10245 Winton Rd, Cincinnati, Ohio, 45231 or its' assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- 1. AGREEMENT TO SELL: For and in consideration of the sum of a total of \$1,000 payable at the time of execution of this Purchase Agreement (EARNEST MONEY) to be paid by the BUYER, the receipt of which is hereby acknowledged, SELLER hereby agrees to sell to BUYER, and BUYER hereby agrees to purchase from SELLER, the real estate consisting of a bicycle trail corridor through the rear approximately 7,315 square feet in fee simple as described below. Said real estate shall be held exclusively for the BUYER for a 4 month time period (March 14, 2008 through June 30, 2008) while BUYER seeks state grant money through the Clean Ohio program.
- 2. PROPERTY DESCRIPTION: The real estate subject to this Agreement consists of approximately 7,315 square feet ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0010, and known as 5090 Batavia Rd. (as shown on Attachment 1 map).
- 3. PRICE AND TERMS: SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$ 1.3670 per square foot (\$10,000) with the location to be determined as a result of a survey to be performed at the expense of BUYER ("PURCHASE PRICE").
- 4. MORTGAGE HOLDER RELEASE: This agreement is contingent upon SELLER obtaining the necessary release from the current mortgage holder for the bicycle trail corridor through the rear containing approximately 7,315 square feet based upon the attached engineers drawing (Attachment 2). This release will need to be

secured in writing in a conceptual form within 30 days of the execution of this contract and with a formal mortgage release to occur as part of the closing, after the survey is completed. BUYER will have their surveyor describe both the corridor and the remaining frontage parcel and will provide SELLER with these records.

- 5. FENCING: Privacy control issues for the SELLER will be addressed by BUYER making a payment to SELLER at the closing of an additional \$2,976.00 ("FENCE PAYMENT") that will cover the cost of SELLER contracting for, or building themselves, a new 6 feet high wooden privacy fence along the new boundary line. This total amounts to approximately 125 feet of new fence. SELLER will be responsible for obtaining all necessary zoning permits in regard to this fence.
- 6. EARNEST MONEY: All of the EARNEST MONEY (\$1,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.
 - **B.** If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only penalty placed upon BUYER if BUYER breaches this Agreement.
- 7. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections.
- 8. OTHER CONTINGENCIES: This Agreement is subject to the formal approval of the Board of Park Commissioners of the Hamilton County Park District at their regularly scheduled Board meeting to be held on March 19, 2008. Following such formal approval, BUYER shall deliver the EARNEST MONEY to SELLER.
- 9. PERSONAL PROPERTY: The following personal property shall be included in the sale: None.
- 10. SHED RELOCATION FOR THE BICYCLE TRAIL CONSTRUCTION: Noting that there are two existing wooden sheds located in the corridor, BUYER agrees to contract for the larger of these to be moved approximately 50 feet away through the use of a tilt bed tow truck during a dry period of time after the closing but in calendar year 2008. Reasonable care will be exercised in moving this first shed (empty) and it will be placed back on to concrete blocks/patio stones set level and in the right position to receive the building. SELLER is to be on hand during this move and approve each step in such a way as to minimize damage to

the building and assure its proper placement. The second shed will be left in its current location and demolished sometime in the future. BUYER will also make available a third metal shed approximately 8 foot by 12 foot in length located at the Grimmeissen house available to be moved using the above specifications.

- 11. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential/floodplain; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the MSD sewer line for which BUYER will have no responsibility; (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations. This contract has an Attachment 2 that represents e-mail between BUYER and MSD better defining the sewer line issues.
- 12. CONVEYANCE AND CLOSING: The closing will be held by approximately June 30, 2008 or on such earlier date as the parties may agree. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation (not to exceed \$100 in costs). BUYER will have their Registered Land Examiner prepare the required determination of how title to the property is set to be proportioned within the Registered Land title. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER. SELLER may choose to sell the REAL ESTATE using a like-kind exchange.
- 13. REALTORS FEES: There are no Realtors commissions involved in this sale.
- 14. SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall

be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

- 15. PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
- 16. RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "Buyer agrees to perpetually keep this property in greenspace. Potential development of this property will be for providing appropriate access for outdoor recreation for the extension of the Little Miami River Scenic Trail. Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buver. Buver agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.". If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed.
- 17. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, March 20, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
- 18. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 17 th day of March, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

Wither Bellen

Glidge Edge

Joice Ridge

5090 Cincinnati Batavia

Road Cincinnati, Ohio 45244

WITNESS

BUYER:

Jack Sutton, Director

WITNESS:

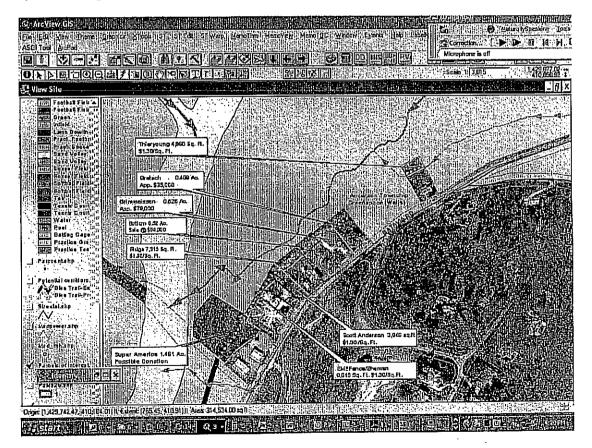
ADDRESS OF BUYER:

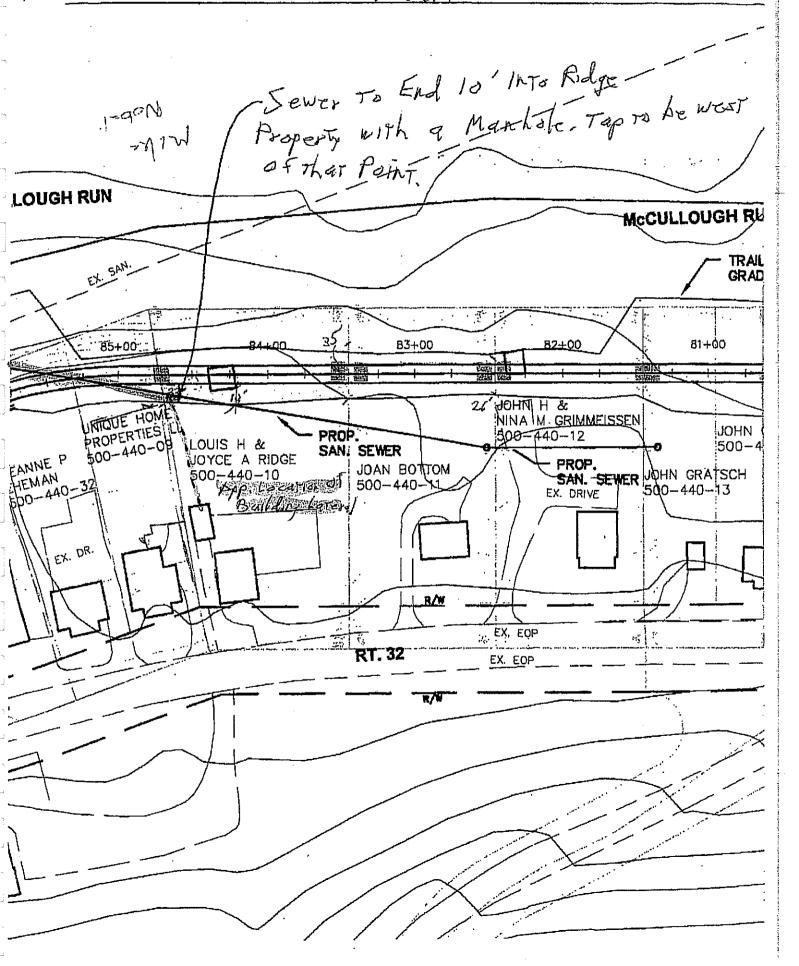
Hamilton County Park District

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)





APPRAISAL ABSTRACT

PROPERTY IDENTIFICATION:

Rear Sector of 5090 Batavia Road Anderson Township Hamilton County, Ohio 45244

AUDITOR'S IDENTIFICATION:

Plat Book

500

Page 0440 Parcel 0010

LEGAL DESCRIPTION:

Lot 6; Turpin Est. Sub.

OWNER OF RECORD:

Louis H. & Joyce A. Ridge

LAND AREA:

Site Dimensions:

Mean 54,33'± x 134.6'±

Land Area:

 $0.1679 \pm Acre - 7,315 \pm sq.ft.$

ZONING:

H-Riverfront - Rear Sector Only

Existing Use Ordinance:

Conforming

Proposed Use Ordinance:

Conforming

UTILITIES:

Natural gas, Electric, Water & Private Sanitation System

HIGHEST AND BEST USE:

Zoning density; extended yard areas; natural conservation

buffer zone.

COMMENTS:

The subject lands under appraisement will be a cut out from a greater parcel fronting on the north side of Batavia Road.

The primary developed land is zoned:

Parcel 10

Residential "A"

APPRAISAL ABSTRACT

DESCRIPTION OF LANDS UNDER APPRAISEMENT:

No survey was furnished to the appraiser, therefore, the following land areas are estimated by the appraiser, utilizing the limited data sources available.

While the square foot value unit herein applied will remain constant, the total value estimate may vary from that herein contained, based upon actual land areas to be derived by a final survey.

ESTIMATED LAND AREAS

Parcel 10 = Mean 54.33' \pm x 134.63' \pm = $7.315\pm Sq.Ft.$

TOPOGRAPHY

The topography varies from level to a downward slope of approximately 12 feet.

CONFIGURATION

The configuration of the subject lands is slightly irregular, with a mean depth of $54.33 \pm$ feet. The length of the valued corridor is $134.63 \pm$ feet.

UTILITIES

Natural gas, electric and water are available to the greater parcel.

ZONING

The "H" Riverfront Zoning is common to all of the land herein valued, and the contributory value of same to the greater developed parcel is considered to be constant, regardless of the zoning applicable to the primary, developed land area.

APPRAISAL ABSTRACT

COMPARABLE SALES REFERENCES

The appraiser has given prime consideration to the following documented transactions when developing the herein contained value unit and resultant final value estimates.

Due to the restrictive land uses permitted by the "H" Riverfront Zoning, primary considerations are given to the contributory value of the subject lands to the primary land use of the greater parcels. Also considered is the contributory value to the proposed usage of the lands under appraisement, the same being a public, paved bike trail, to be developed by the Board of park Commissioners of the Hamilton County Park District.

	COMPARABLE SALES REFERENCES										
COMP NO	LOCATION	DATE OF SALE	SALE PRICE	SALE PRICE PER SQ.FT.	OVERALL RATING TO THE SUBJECT						
1	5130 Batavia Pike Anderson Twp, OH 45244	* (1) 03/07/2008	\$30,000	\$1.504	Far Superior						
2	Rear of: 6712 Crull St Newtown, OH 45244	* (2) 12/15/2007	\$5,900	\$1.148	Comparable to Slightly Inferior						
3	6817 E. Plum St Newtown, OH 45244	* (3) 12/12/2005	\$20,000	\$1.418	Superior						

- *(1) Executed contract to purchase. Hamilton County Park Board is purchasing this property, a portion of which will be used for the proposed public bike trail. The existing structure is non-habitable and will be razed. This is a developable site.
- *(2) This is a narrow corridor being purchased by the Hamilton County Park Board for the proposed blke trail.
- *(3) This is a developable site. Substantially superior to the subject lands

RESULTANT UNIT VALUE OPINION
\$1,30 PER SQUARE FOOT

VALUATION DATA

PURPOSE OF VALUATION

To provide a value estimate for the Board of Park Commissioners of the Hamilton County Park District, for purposes of acquisition.

SUBJECT OF VALUATION

Fee Simple Interest

VALUATION APPROACHES UTILIZED

Cost N/A

Sales Comparison

Yes

Income Capitalization

N/A

VALUATION RESULTANTS

COST APPROACH

... NOT APPLICABLE

SALES COMAPRISON APPROACH

\$9,510.00

INCOME CAPITALIZATION APPROACH

NOT APPLICABLE

FINAL VALUE ESTIMATE

Parcel 9

7.315± Sq.Ft.

\$1,30/Sq.Ft.

\$9,510.00

\$9,510.00

COMMENTS:

As previously stated, the final value estimate may vary in accordance with the land areas established by a final survey.

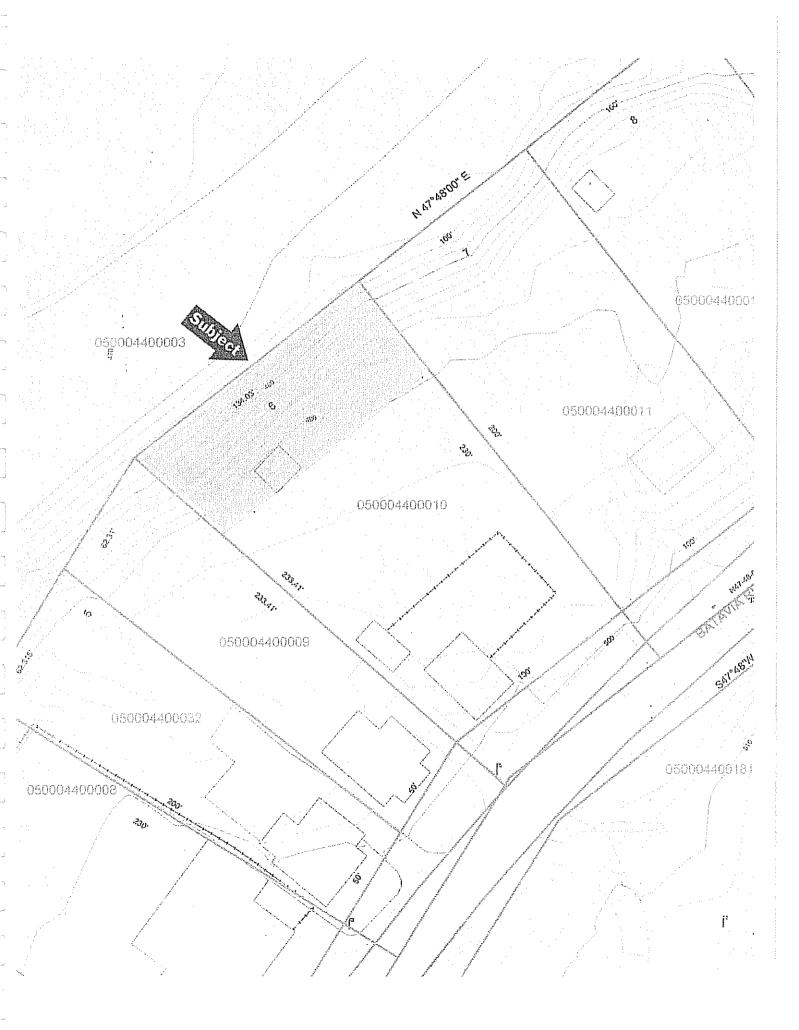
The appraiser assumes that land improvements, such as sheds and fencing, will be removed and replaced at a location determined by the seller, at no cost to said seller.

Effective Date of Valuation:

Acknowledged By:

March 16, 2008

Gene F. Manion, Appraiser



Purchase Agreement -Bicycle Trail Corridor

Anderson/Shear Property

March 25, 2008

This Purchase Agreement is by and between Scott Anderson and Pamela Anderson with a mailing address of 5080 Cincinnati Batavia Road Cincinnati, Ohio 45244, (Currently, the property is subject to an existing land contract dated December, 2007 by and between Scott Anderson and Pam Anderson (Land Contract Buyer) and Unique Home Properties LLC, a Domestic Limited Liability Company established on March 13, 2007 as Corporation number 1685757 with the secretary of State for Ohio with principles of: Sandra Shear and Patrick Shear with a mailing address of 539 Chaswil Drive Cincinnati Ohio 45255 as the (Land Contract Seller) together, the (Land Contract Buyer) and (Land Contract Seller) collectively will be known as ("SELLER")) and the Board of Park Commissioners of the Hamilton County Park District 10245 Winton Rd, Cincinnati, Ohio, 45231 or its' assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property from various owners to extend the Little Miami Scenic Bike Trail ("BIKE TRAIL") from the Little Miami Golf Center to Beechmont Avenue; and

WHEREAS, SELLER owns real property which includes part of the proposed route of the extension of the BIKE TRAIL;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- 1. AGREEMENT TO SELL: For and in consideration of the sum of a total of \$1,000 payable at the time of execution of this Purchase Agreement (EARNEST MONEY) to be paid by the BUYER (to Anderson per a discussion/voice message on 3/18/2008 4:04:00 PM), the receipt of which is hereby acknowledged, SELLER hereby agrees to sell to BUYER, and BUYER hereby agrees to purchase from SELLER, the real estate consisting of a bicycle trail corridor through the rear of the property for up to approximately 3,846 square feet in fee simple as described below in paragraph #2. Said real estate shall be held exclusively for the BUYER for a 4 month time period (March 12, 2008 through June 30, 2008) while BUYER seeks state grant money through the Clean Ohio program.
- 2. PROPERTY DESCRIPTION: The real estate subject to this Agreement consists up to approximately 3,846 square feet ("REAL ESTATE") identified in Hamilton County Auditor's Map Plat Book 500-0440-0009, and known as 5080 Batavia Rd. (as shown on Attachment 1 map).

- 3. PRICE AND TERMS: SELLER shall sell the REAL ESTATE and BUYER shall purchase the REAL ESTATE per the terms stated in this Agreement for \$1.30 per square foot with the final price determined as a result of a survey to be performed at the expense of BUYER ("PURCHASE PRICE").
- 4. EARNEST MONEY: All of the EARNEST MONEY (\$1,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of notice from BUYER.
 - B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only penalty placed upon BUYER if BUYER breaches this Agreement.
- 5. INSPECTIONS: SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections.
- 6. OTHER CONTINGENCIES: This Agreement is subject to the formal approval of the Board of Park Commissioners of the Hamilton County Park District at their regularly scheduled Board meeting to be held on March 19, 2008. Following such formal approval, BUYER shall deliver the EARNEST MONEY to SELLER.
- 7. PERSONAL PROPERTY: The following personal property shall be included in the sale: None.
- 8. FENCING: Privacy control issues for the SELLER will be addressed by BUYER making a payment to SELLER at the closing of an additional \$5,256.00 ("FENCE PAYMENT") that will cover the cost of a new 6 feet high wooden privacy fence to be installed by EME Fence along the new boundary line and also covering the remaining eastern property line to the house. This total amounts to approximately 180 feet of new fence. The FENCE PAYMENT will be placed into an escrow account from which payments for the fence will be made to EME Fence. BUYER will schedule an appropriate work start date in conjunction as soon as BUYER completes the survey. At strategic times during the fence construction progress, BUYER and SELLER will mutually agree that the work has been completed in a satisfactory manner and will jointly authorize the release FENCE PAYMENT funds from the escrow account. BUYER has confirmed that no building permit for the fence will be required and BUYER will make sure that a zoning certificate is issued for the work by Anderson Township Zoning. The SELLER will maintain the new fencing.

- 9. MSD SEWER EASEMENT: BUYER/SELLER both recognize that Metropolitan Sewer District ("MSD") may also install a new domestic sewer line within or near the bicycle trail corridor and SELLER will grant the necessary easements to MSD for this work and SELLER will incorporate this MSD Easement into the deed transferring the REAL ESTATE to BUYER and SELLER will be granted an easement to said sewer. BUYER will place a small sign near the bicycle trail memorializing the site as "Shear Meadow" for their involvement in the project as a part of the bicycle trail installation.
- 10. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential/floodplain; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the MSD sewer line for which BUYER will have no responsibility; (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.
- 11. CONVEYANCE AND CLOSING: The closing will be held by approximately June 30, 2008 or on such earlier date as the parties may agree. SELLER informed (per a discussion/voice message on 3/18/2008 4:04:00 PM) BUYER of the disbursement of funds that will be to Anderson as "Land Contract Buyer" to be used in the preparation of the closing statement. BUYER shall be responsible for transfer taxes and SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER.
- 12. REALTORS FEES: There are no Realtors commissions involved in this sale.

- 13. SOLE CONTRACT: Except for the above referenced Land Contract between BUYER, the parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
- 14. PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
- 15. RESTRICTIVE COVENANT in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language "Buyer agrees to perpetually keep this property in greenspace. Potential development of this property will be for providing appropriate access for outdoor recreation for the extension of the Little Miami River Scenic Trail. Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."
- 16. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, March 25, 2008. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
- 17. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 25 th day of March, 2008, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

SELLER:

Scott Anderson

Pamela Anderson

5080 Cincinnati Batavia

Road Cincinnati, Ohio 45244

Sandra Shear

Patrick Shear

539 Chaswil Drive Cincinnati

Ohio 45255

ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this 25 Mday of March, 2008 year time.

WITNESS:

BUYER

Jack Supton, Director

WITNESS:

ADDRESS OF BUYER:

Hamilton County Park District

10245 Winton Road

Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

PROPERTY IDENTIFICATION:

Rear Sector of 5080 Batavia Road Anderson Township Hamilton County, Ohio 45244

AUDITOR'S IDENTIFICATION:

Plat Book

500

Page 0440 Parcel 0009

LEGAL DESCRIPTION:

Northeast one-half of Lot 5; Turpin Est.

OWNER OF RECORD:

Scott & Pam Anderson (Land Contract) Unique Home Properties, LLC (Title Holder of Record)

LAND AREA:

Site Dimensions:

Slightly Irregular

Land Area:

 $0.055 \pm Acre - 2,400 \pm sq.ft.$

ZONING:

H-Riverfront – Rear Sector Only

Existing Use Ordinance:

Conforming

Proposed Use Ordinance:

Conforming

UTILITIES:

Natural gas, Electric, Water & Private Sanitation System

HIGHEST AND BEST USE:

Zoning density; extended yard areas; natural conservation

buffer zone.

COMMENTS:

The subject lands under appraisement will be a cut out from a greater parcel fronting on the north side of Batavia Road.

The primary developed land is zoned:

Parcel 9

Residential "A"

DESCRIPTION OF LANDS UNDER APPRAISEMENT:

No survey was furnished to the appraiser, therefore, the following land areas are estimated by the appraiser, utilizing the limited data sources available.

While the square foot value unit herein applied will remain constant, the total value estimate may vary from that herein contained, based upon actual land areas to be derived by a final survey.

ESTIMATED LAND AREAS

Parcel 9

_

40±' x 60'

2,400 ± Sq.Ft.

TOPOGRAPHY

The topography varies from level to a downward slope of approximately 10 feet.

CONFIGURATION

The configuration of the subject lands is slightly irregular, with a depth of 40± feet. The length of the valued corridor is 60± feet.

UTILITIES

Natural gas, electric and water are available to the greater parcel.

ZONING

The "H" Riverfront Zoning is common to all of the land herein valued, and the contributory value of same to the greater developed parcel is considered to be constant, regardless of the zoning applicable to the primary, developed land area.

COMPARABLE SALES REFERENCES

The appraiser has given prime consideration to the following documented transactions when developing the herein contained value unit and resultant final value estimates.

Due to the restrictive land uses permitted by the "H" Riverfront Zoning, primary considerations are given to the contributory value of the subject lands to the primary land use of the greater parcels. Also considered is the contributory value to the proposed usage of the lands under appraisement, the same being a public, paved bike trail, to be developed by the Board of park Commissioners of the Hamilton County Park District.

	COMPARABLE SALES REFERENCES				
COMP NO	LOCATION	DATE OF SALE	SALE PRICE	SALE PRICE PER SQ.FT.	OVERALL RATING TO THE SUBJECT
1	5130 Batavia Pike Anderson Twp, OH 45244	* (1) 03/07/2008	\$30,000	\$1.504	Far Superior
2	Rear of: 6712 Crull St Newtown, OH 45244	* (2) 12/15/2007	\$5,900	\$1.148	Comparable to Slightly Inferior
3	6817 E. Plum St Newtown, OH 45244	* (3) 12/12/2005	\$20,000	\$1.418	Superior

- *(1) Executed contract to purchase. Hamilton County Park Board is purchasing this property, a portion of which will be used for the proposed public bike trail. The existing structure is non-habitable and will be razed. This is a developable site.
- *(2) This is a narrow corridor being purchased by the Hamilton County Park Board for the proposed bits trail
- *(3) This is a developable site. Substantially superior to the subject lands

RESULTANT UNIT VALUE OPINION \$1,30 PER SQUARE FOOT

VALUATION DATA

PURPOSE OF VALUATION

To provide a value estimate for the Board of Park Commissioners of the Hamilton County Park District, for purposes of acquisition.

SUBJECT OF VALUATION

Fee Simple Interest

VALUATION APPROACHES UTILIZED

Cost N/A

Sales Comparison

Yes

Income Capitalization

N/A

VALUATION RESULTANTS

COST APPROACH

.. NOT APPLICABLE

SALES COMAPRISON APPROACH

\$3,120.00

INCOME CAPITALIZATION APPROACH

NOT APPLICABLE

FINAL VALUE ESTIMATE

Parcel 9

2,400± Sq.Ft.

\$1.30/Sq.Ft.

\$3,120.00

\$3,120.00

COMMENTS:

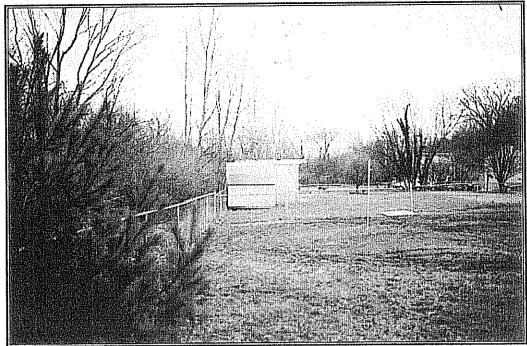
As previously stated, the final value estimate may vary in accordance with the land areas established by a final survey.

Effective Date of Valuation:

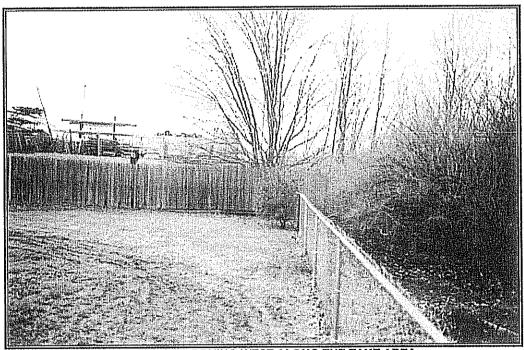
Acknowledged By:

March 9, 2008

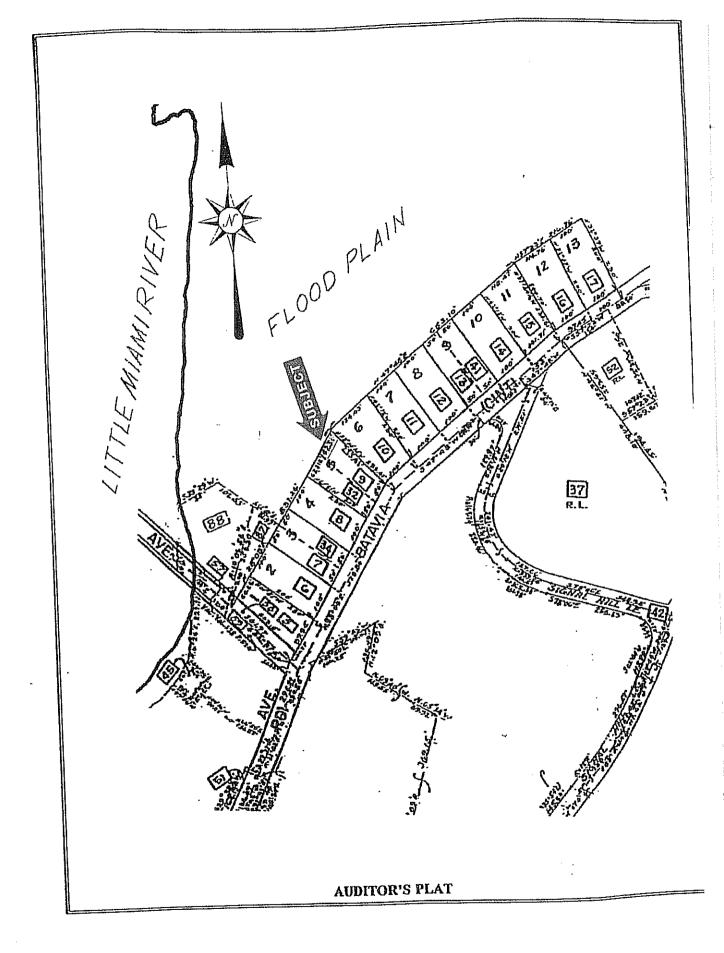
Gene F. Manion, Appraiser



PARCEL 9 - LOOKING EAST ALONG THE TAKE AREA



PARCEL 9 – LOOKING WEST ALONG THE TAKE AREA



2008-03-31 11:52

Concerning approximately 6619 square-foot more or less, of real property shown on the Hamilton County Auditor's Map as Plat Book 500-0440-0008, 32 and 34 (as shown on Attachment 1 map)

Dear Mr. Eheman:

Hamilton County Park District ("Purchaser") has an interest in acquiring from you, Jeanne and Vincent Eheman (dba as EME Fence) the Seller, that property owned by you and known as 5060 Cincinnati Batavia Road Cincinnati, Ohio 45244, more fully described on the Attachment 1 map being a corridor of property over the bicycle trail along the rear of this site (the "Property").

Purchaser and Seller have agreed on a purchase price of \$1.30 per square foot for the property. Purchaser's obligation to acquire the Property shall be contingent upon the approval of Purchaser's application for a grant from the Ohio Public Works Commission as submitted to the Hamilton County Natural Resource Advisory Council, District 2 on or before April 4, 2008. Within 90 days after the approval of Purchaser's application for a grant from Ohio Public Works Commission, Purchaser and Seller agree to enter into a binding Contract to Purchase, which contract shall have no contingencies other than that this Contract to Purchase will also stipulate an additional \$7,665 ("FENCE PAYMENT") that will cover the cost of SELLER supplying materials, equipment and labor to build a new temporary 8 feet high chain-link security fence approximately 10 feet south of the existing fence, removing the existing fence and clearing the way for BUYER to construct the Proposed Trail including a possible retaining wall, immediately north of the new property line and both a sewer easement and fence maintenance easement will be included.

This letter of intent, executed by Hamilton County Park District and Vincent Eheman indicates the willingness of both parties to work together in good faith towards the sale and purchase of the Property as set forth herein. The parties hereto acknowledge that until the Contract to Purchase has been fully executed, there is no binding relationship between the parties.

By your signature below please acknowledge your agreement to this letter of intent

Sincerely, Jack Sutton, Date: 3/05/000

Director Viandilton County Park District

ACKNOWLEDGED AND AGREED

The Sales Vincent Eheman Date: 3 31 05

Page 1

March 31, 2003

ADDENDUM to Letter of Intent 3~25-08

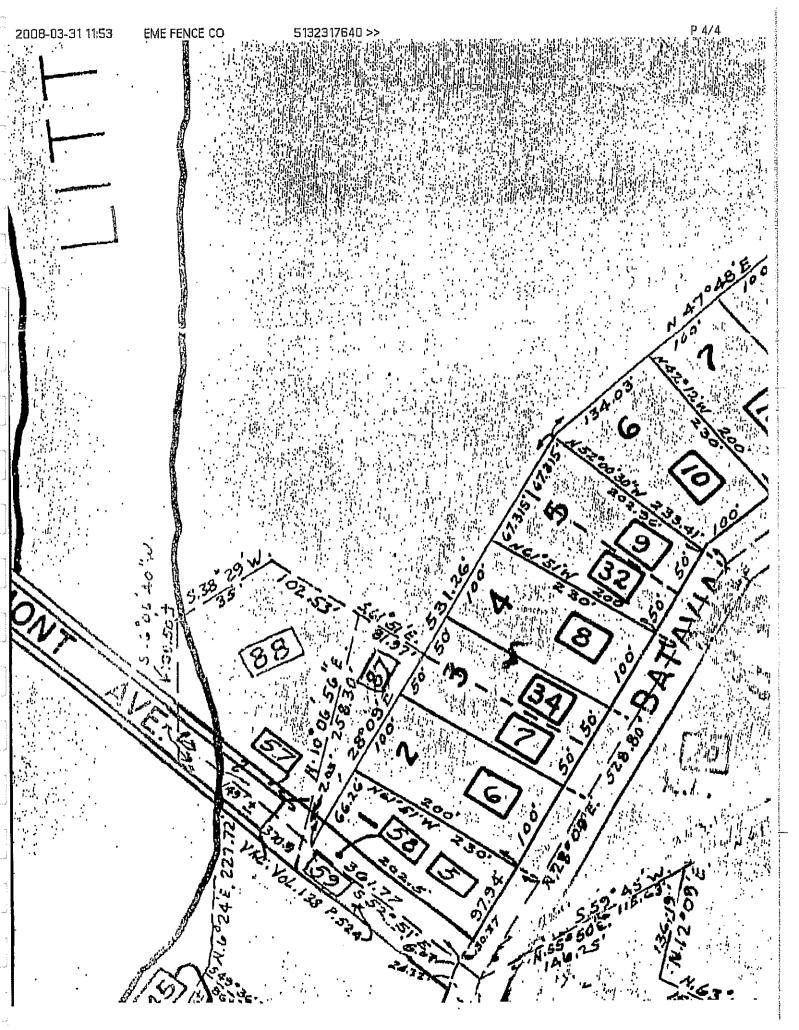
Property @5050/5060 Batavia Rd. 45244-3843 Lot #34 & #8

Sale of property contingent on Anderson Township Zoning Dept. and Hamilton County Building Dept. approving plans for E M E Fence Co. Inc. to build 2 buildings, one on the south side of 5050 Lot #34 and one on the west side of 5050/5060 Lot #34 & #8 Batavia Rd.

Pole Buildings style approximately 130' long x 40' wide and 16' high.

Vincent R. Ehemann,

Jeanne P. Ehegann -



PROPERTY IDENTIFICATION:

Rear Sector of 5050, 5060 & 5070 Batavia Road Anderson Township Hamilton County, Ohio 45244

AUDITOR'S IDENTIFICATION:

Plat Book

500

Page 0440

Parcel(s)

0008, 0032 & 0034

LEGAL DESCRIPTION:

Part of Lot 3; Lot 4; Part of Lot 5; Turpin Est.

OWNER OF RECORD:

Jeanne P. & Vincent R. Ehemann

LAND AREA:

Site Dimensions:

Irregular

Land Area:

 $0.148 \pm Acre - 6,450 \pm sq.ft.$

ZONING:

H-Riverfront - Rear Sector Only

Existing Use Ordinance:

Conforming

Proposed Use Ordinance:

Conforming

UTILITIES:

Natural gas, Electric, Water & Partial Sanitary Sewer

HIGHEST AND BEST USE:

Zoning density; extended yard areas; natural conservation

buffer zone.

COMMENTS:

The subject lands under appraisement will be a cut out from greater parcels fronting on the north side of Batavia Road.

The primary developed lands are zoned:

Parcels 8 & 34 =

Retail

Parcel 32

Residential "A"

DESCRIPTION OF LANDS UNDER APPRAISEMENT:

No survey was furnished to the appraiser, therefore, the following land areas are estimated by the appraiser, utilizing the limited data sources available.

While the square foot value unit herein applied will remain constant, the total value estimate may vary from that herein contained, based upon actual land areas to be derived by a final survey.

ESTIMATED LAND AREAS

Parcels 8 & 34 = Mean Depth $27\pm' \times 150'$ = $4,050\pm Sq.Ft.$ Parcel 32 = $40\pm' \times 60'$ = $2.400\pm Sq.Ft.$

TOTAL ESTIMATED LAND AREA = 6.450± Sq.Ft.

TOPOGRAPHY

The topography varies from level to a downward slope of approximately 10 feet.

CONFIGURATION

The configuration of the subject lands is irregular, with depths having an estimated variance from 27± feet to 40± feet. The length of the valued corridor is 150± feet.

UTILITIES

Sanitary sewer is available from Parcel 34 only. Natural gas, electric and water are available to all of the greater parcels.

ZONING

The "H" Riverfront Zoning is common to all of the lands herein valued, and the contributory value of same to the greater developed parcels is considered to be constant, regardless of the zoning applicable to the primary, developed land areas.

COMPARABLE SALES REFERENCES

The appraiser has given prime consideration to the following documented transactions when developing the herein contained value unit and resultant final value estimates.

Due to the restrictive land uses permitted by the "H" Riverfront Zoning, primary considerations are given to the contributory value of the subject lands to the primary land use of the greater parcels. Also considered is the contributory value to the proposed usage of the lands under appraisement, the same being a public, paved bike trail, to be developed by the Board of park Commissioners of the Hamilton County Park District.

	COMPARABLE SALES REFERENCES				
COMP NO	LOCATION	DATE OF SALE	SALE PRICE	SALE PRICE PER SQ.FT.	OVERALL RATING TO THE SUBJECT
1	5130 Batavia Pike Anderson Twp, OH 45244	* (1) 03/07/2008	\$30,000	\$1.504	Far Superior
2	Rear of: 6712 Crull St Newtown, OH 45244	† (2) 12/15/2007	\$5,900	\$1.148	Comparable to Slightly Inferior
3	6817 E. Plum St Newtown, OH 45244	* (3) 12/12/2005	\$20,000	\$1.418	Superior

- *(1) Executed contract to purchase. Hamilton County Park Board is purchasing this property, a portion of which will be used for the proposed public bike trail. The existing structure is non-habitable and will be razed. This is a developable site.
 - 2) This is a narrow corridor being purchased by the Hamilton County Park Board for the proposed
- *(3) This is a developable site. Substantially superior to the subject lands

RESULTANT UNIT VALUE OPINION

\$1.30 PER SQUARE FOOT

VALUATION DATA

PURPOSE OF VALUATION

To provide a value estimate for the Board of Park Commissioners of the Hamilton County Park District, for purposes of acquisition.

SUBJECT OF VALUATION

Fee Simple Interest

VALUATION APPROACHES UTILIZED

Cost N/A

Sales Comparison

Yes

Income Capitalization

N/A

VALUATION RESULTANTS

COST APPROACH

. NOT APPLICABLE

SALES COMAPRISON APPROACH

\$8,385.00

INCOME CAPITALIZATION APPROACH

NOT APPLICABLE

FINAL VALUE ESTIMATE

Parcels 8 & 34 =

4,050± Sq.Ft.

\$1.30/Sq.Ft.

\$5,265.00

Parcel 32

2,400± Sq.Ft.

\$1.30/Sq.Ft.

\$3,120.00

Total Value Estimate

= <u>\$8,385.00</u>

\$8,385.00

COMMENTS:

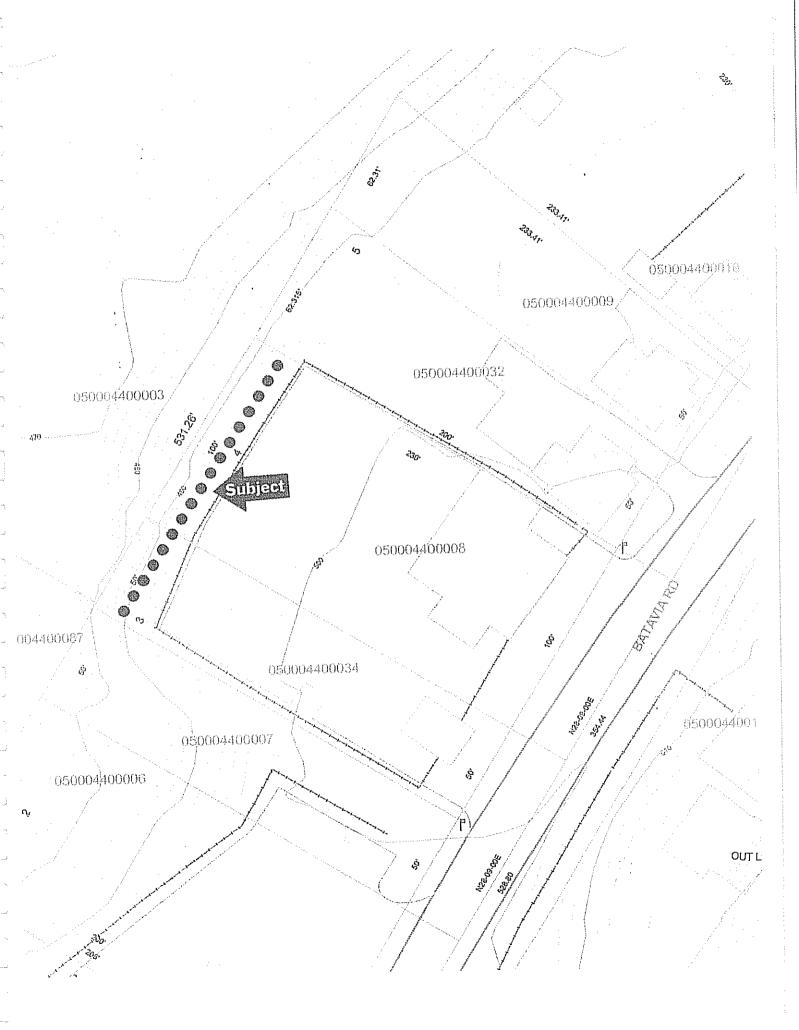
As previously stated, the final value estimate may vary in accordance with the land areas established by a final survey.

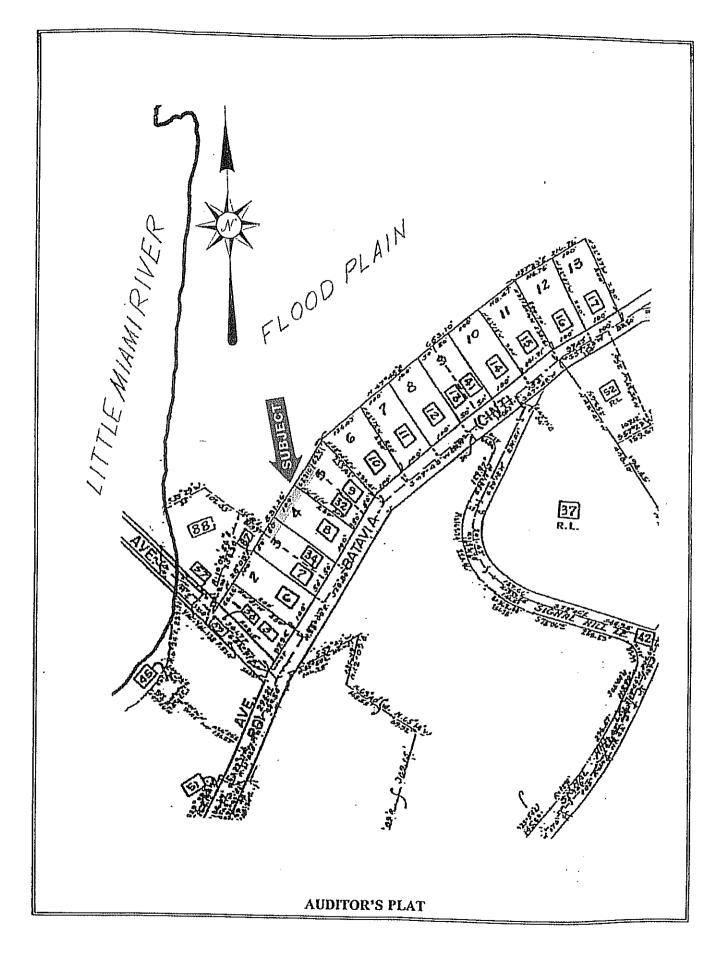
Effective Date of Valuation:

Acknowledged By:

March 9, 2008

Gene F. Manion, Appraiser







Anderson Township Development Services Department

Anderson Center

7850 Five Mile Road Anderson Township, Ohio 45230-2356

> Phone: 513-688-8400 Fax: 513-231-3970 www.andersontownship.org

Township Trustees

Russell L. Jackson, Jr. Albert F. Peter Peggy D. Reis

Fiscal Officer Kenneth G. Dietz

Township Administrator Henry C. Dolive

Director Steve E. Sievers, AICP

Assistant Director Paul J. Drury, Jr., AICP

Administrative Assistant II Betty J. Cowan

Zoning Inspector Barbara S. Heffner

Anderson Trails Coordinator Thomas Caruso

Sign Inspector Jim V. Lewis

Beechmont Improvement Coordinator

Dottie Scott

Citizen Committees

Zoning Commission
Board of Zoning Appeals
Development Advisory Committee
Transportation Advisory
Committee
Betterment and Beautification
Committee

Street Tree Committee Greater Anderson Township Betterment Commission March 27, 2008

Jack Sutton, Director Hamilton County Park District 10245 Winton Road Cincinnati, Ohio 45231

Dear Jack,

We are extremely excited to see the progress you have made in working with property owners along State Road 32 (Batavia Pike) to negotiate contracts to purchase properties and/or easements for the extension of the Little Miami Scenic Trail through Anderson Township. This trail will provide a wonderful recreational amenity for Township residents and bring thousands of visitors through our community. The acquisition of these properties for open space purposes will also help to enhance the natural ambiance of this gateway to our community (which is proud to have 17% of its land in public open space ownership) and provide an expanded natural buffer along the Little Miami State and National Scenic River.

It is our understanding that the removal of several residences in this area is strongly advocated by the Ohio Department of Transportation, so as to eliminate driveways and on-street parking on this congested roadway. Furthermore, the removal of homes will also help reduce the length of a future public sanitary sewer project planned by the Greater Cincinnati Metropolitan Sewer District, ultimately providing a cost savings for Hamilton County taxpayers.

Therefore, we are writing to offer our continued support of your acquisition activities in this area, and specifically of your forthcoming grant application for Clean Ohio Funds. Pursuant to our previous discussions, the Board of Township Trustees has committed \$30,000 to assist with your acquisition efforts, and these funds may certainly be used as part of your local match for this grant. It is our understanding that if the grant is received, the Township would then assume ownership of the Thieryoung property at 5186 Batavia Pike, with the Hamilton County Park District taking ownership of the other parcels. The Thieryoung parcel is of particular interest to the Township, as this property is surrounded by 121 acres of Township-owned Greenspace.

Again, we appreciate your efforts to acquire these properties and the improvements you are considering for the benefit of Anderson area residents.

Sincerely,

Henry C. Nolive

Township Administrator

KECEIVED

MAR 2 / 103

Hamilton County

cc:

Board of Township Trustees: Peggy Reis, Russ Jackson, Alfred Cistrict

Township Fiscal Officer: Ken Dietz

Director of Development Services: Steve E. Sievers



ANDERSON PARK DISTRICT

8249 Clough Pike Cincinnati, Ohio 45244-2746 Phone 513-474-0003

March 24, 2008

Hamilton County Park District Attn: Sally A. Bauer 10245 Winton Road Cincinnati, OH 45231

Dear Ms. Bauer,

This letter is to recognize the Anderson Township Park District's support of the McCoullough Run Connector acquisition. Our property, Clear Creek Park, is one of several properties along Batavia Rd. (S.R. 32) in which the bike path will need to pass through. The Anderson Township Park District plans to develop Clear Creek Park as an entrance point to the bike trail. This project directly aligns with the Anderson Township Park District's mission statement; "The Anderson Township Park District is dedicated to providing Anderson Township residents with quality parks, facilities, and programs." We believe that by completing this section of trail, and helping to extend and complete the Ohio to Erie trail, we are providing our community and other surrounding communities with an excellent recreation opportunity. For this reason, the Anderson Township Park District is in full support of the Hamilton County Park District's acquisition of the remaining McCoullough Run Connector properties.

Sincerely,

Anderson Township Park District

Ken Kushner

Executive Director

Kkushner@andersonparks.com

(513) 388- 2492

MAR 2 6 '08
Hamilton County
Park District

4/14/05 Faxed To Paul Candill 614-274-0983 From Rick Johnson HCPD

SUPERAMERICA®

RJohnson@ greatparks.org 513 728 3551 (257)

SuperAmerica Group P.O. Box 14000 Lexington, Kentucky 40512 (606) 357-7369

REAL ESTATE DEPARTMENT

2 Pages Including HCPD 9/27/96 April 2, 1997 Request

7177

Rick Johnson Planning Specialist Hamilton County Park District 10245 Winton Rd. Cincinnati, OH 45231

Dear Mr. Johnson:

Please be advised that SuperAmerica is willing to donate approximately 1.2 acres to the rear of the SuperAmerica location at 5030 Batavia Pike in Anderson Township to the Hamilton County Park District.

This donation would be based on an understanding that any costs associated with the transfer of the property to the Hamilton County Park District would be the sole responsibility of the Park District.

Such costs would include, but not be limited to: survey, legal description, lot split, sanitary sewer easement description, etc.

Please contact me should you require anything additional at this time or in the future.

CC: D. T. Childs

G. M. Grill

Sincerely,

Donald Human

Land Use Specialist

APR 0 7 1997

HAMILTON JOUNTY PARK DISTRICT

One of the Ashland Oil Family of Companies



HAMILTON COUNTY PARK DISTRICT 10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET TEL NO. (513) 728-3551 Ext.217 FAX NO. (513) 521-2896

DATE:	March 6, 2008	FAX NO.	(513) 231-3970
TO:	Anderson township	PAGES:	5
ATTN:	Steve Sievers		(including this cover sheet)
FROM:	Sally Bauer, Park Planner		

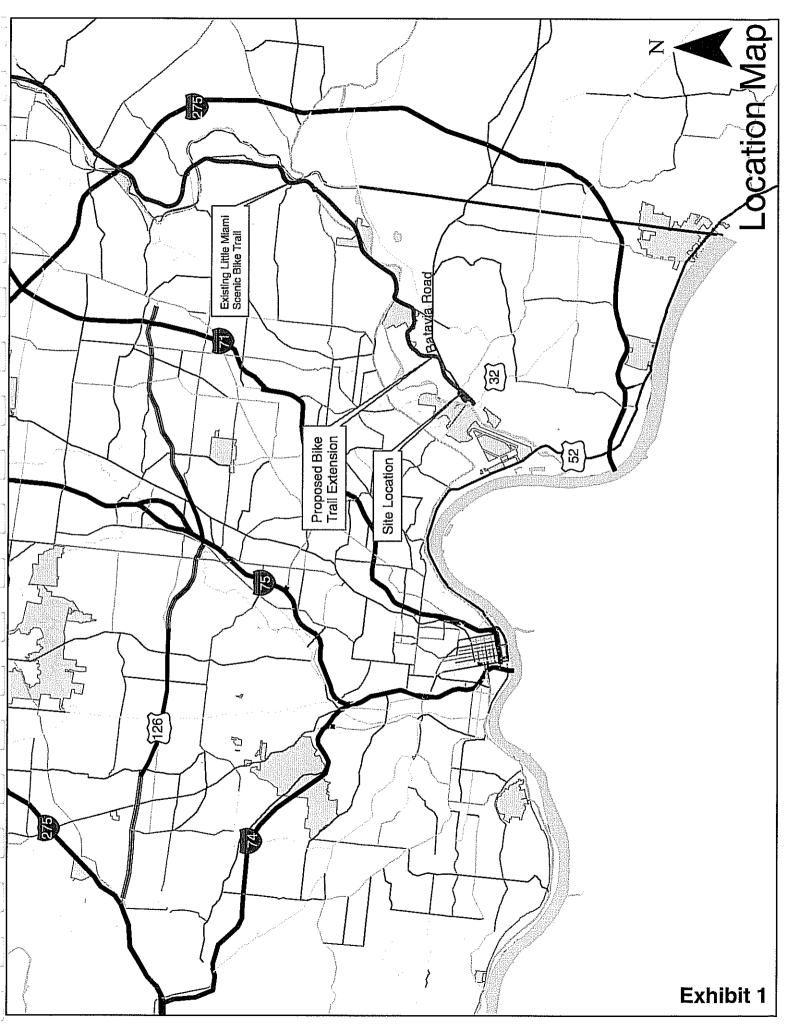
IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE CONTACT US AT (513) 728-3551, EXT 264

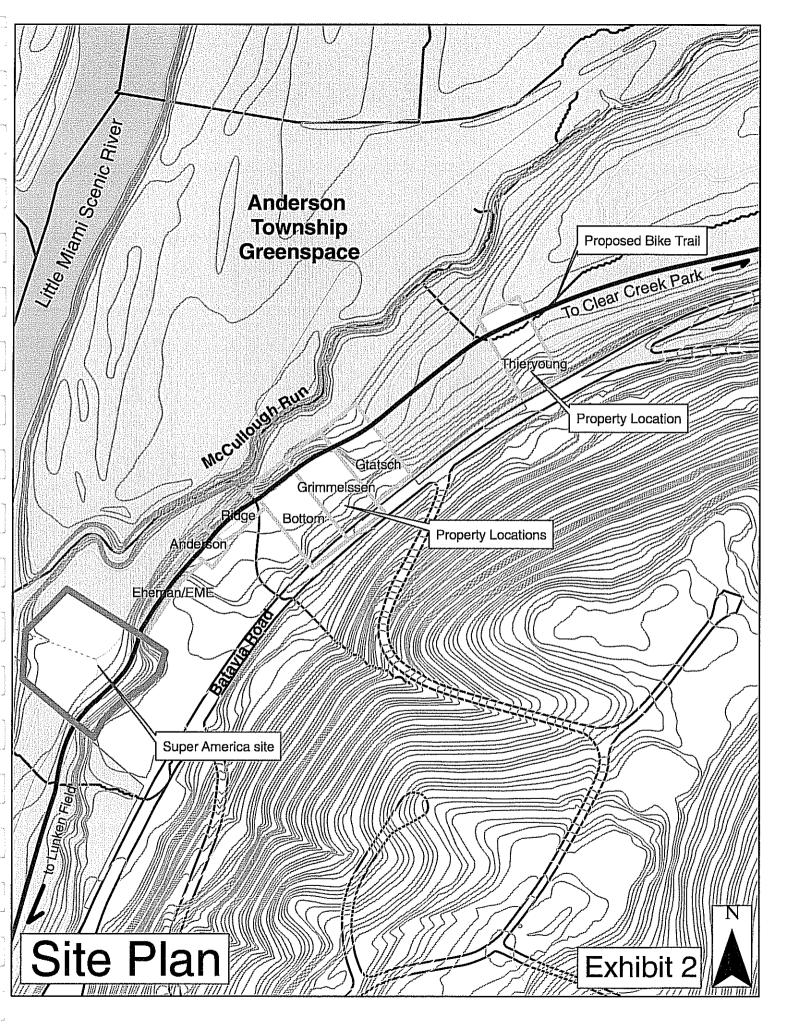
As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Anderson Township regarding the following project:

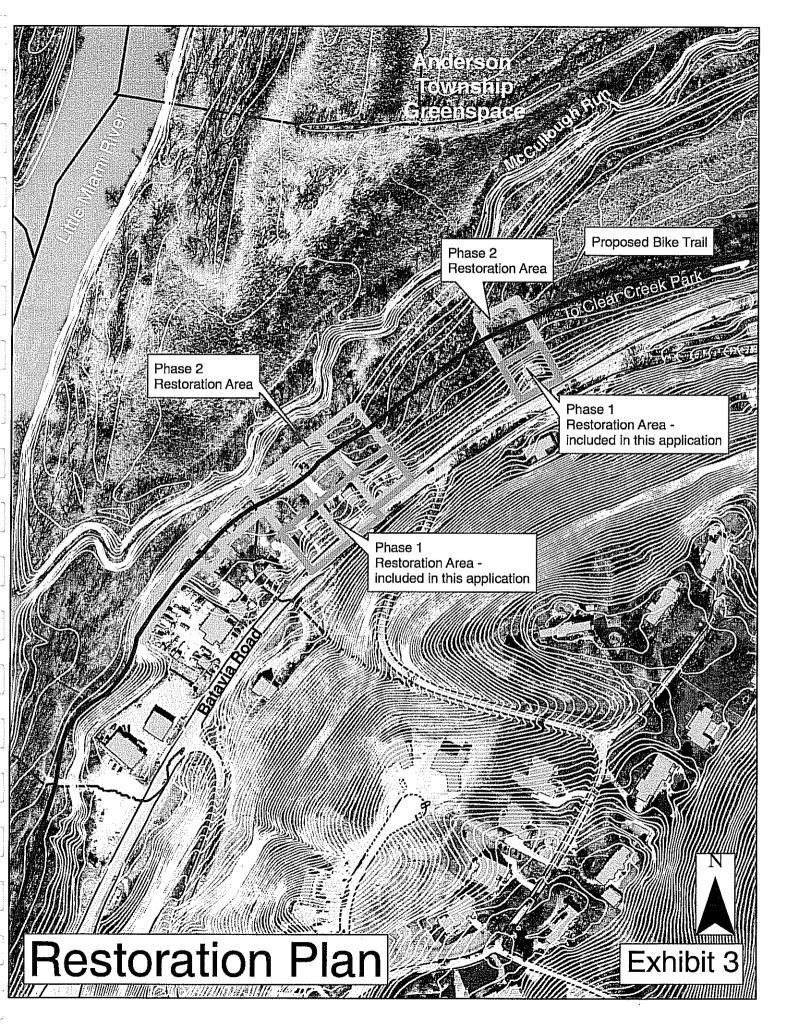
- Properties located in the 5000 -5100 blocks of Batavia Road see attached location map
- Properties are being purchased to retain a bike/hike trial easement for the little Miami Scenic Bike Trail extension.

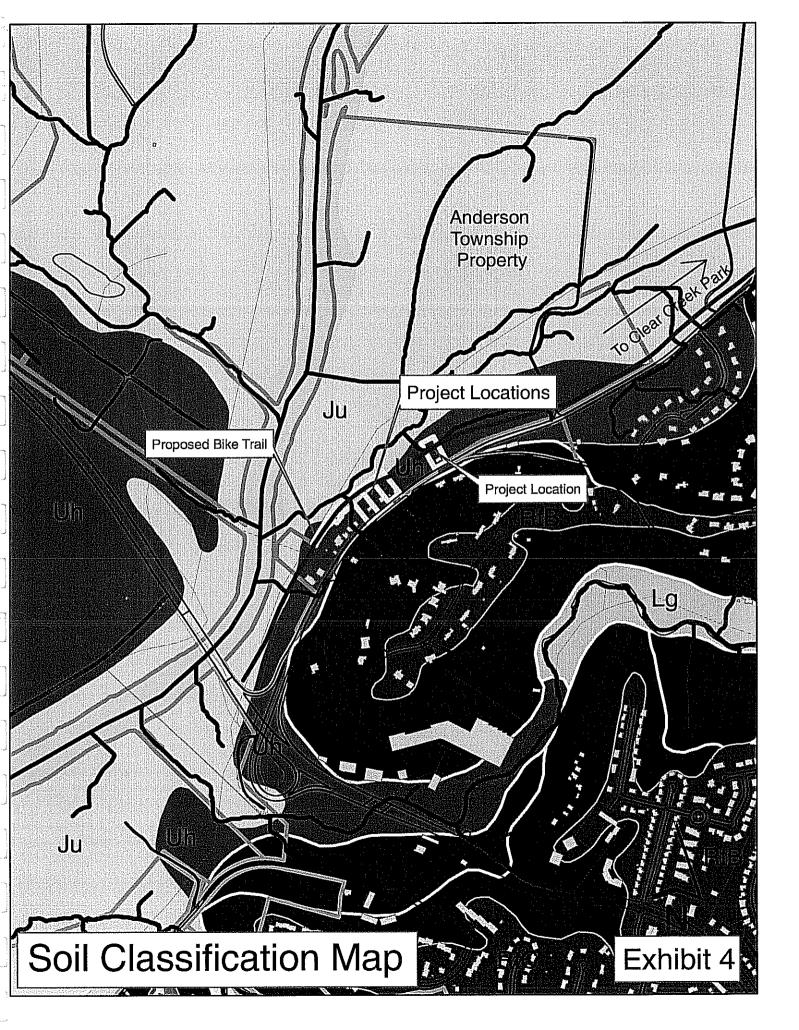
Please respond to this fax indicating you have received this information and acknowledge these applications.

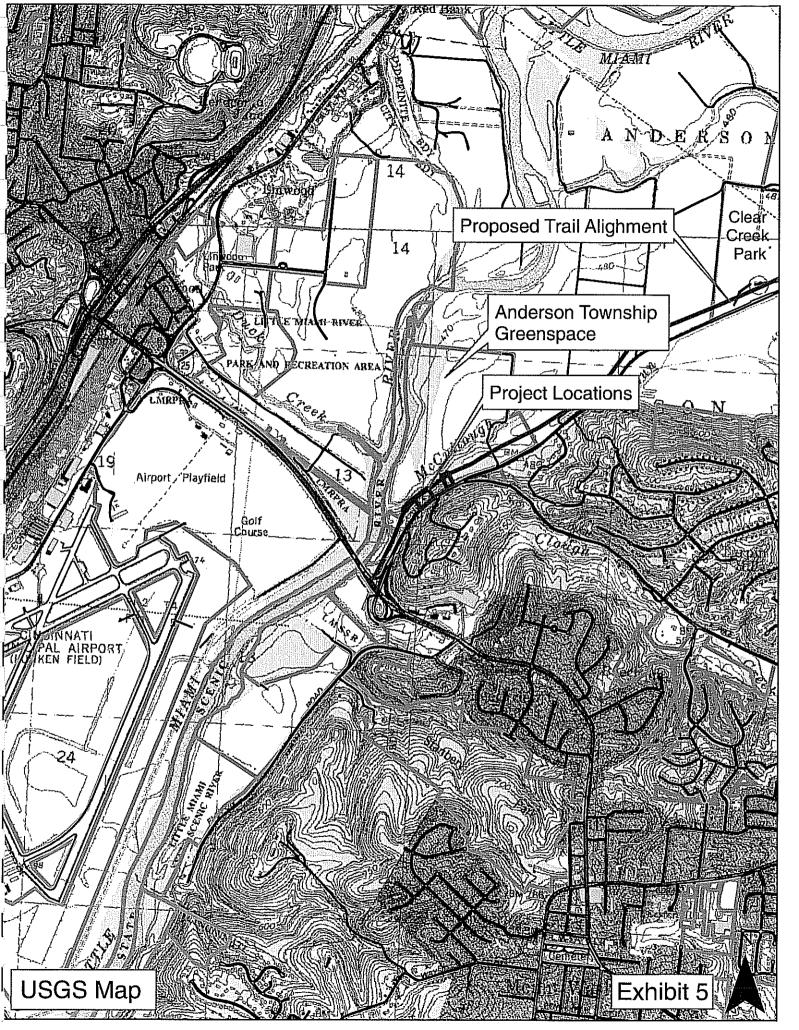
Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551 extension 264.











OKI REGIONAL BICYCLE PLAN

EXECUTIVE SUMMARY

The OKI Regional Bicycle Plan is a component of the region's multi-modal Metropolitan Transportation Plan. The Metropolitan Plan contains a summary of the existing bicycle facilities and of the recommendations for improving cycling conditions in the region. Towards this end, it is the vision of the Regional Bicycle Plan that vehicular travel by bicycle become an integral mode of travel, both by its inclusion in OKI=s regional transportation planning process, and by its consideration as a choice for trip-making by residents of the OKI region.

The goals of the plan are stated as follows:

GOAL 1: Develop a regional bicycle system that is integrated with other transportation systems.

GOAL 2: Provide a safe, convenient and appealing bicycling environment.

GOAL 3: Secure adequate funding for bicycle improvements in the region.

GOAL 4: Encourage and support bicycle safety, education and enforcement programs.

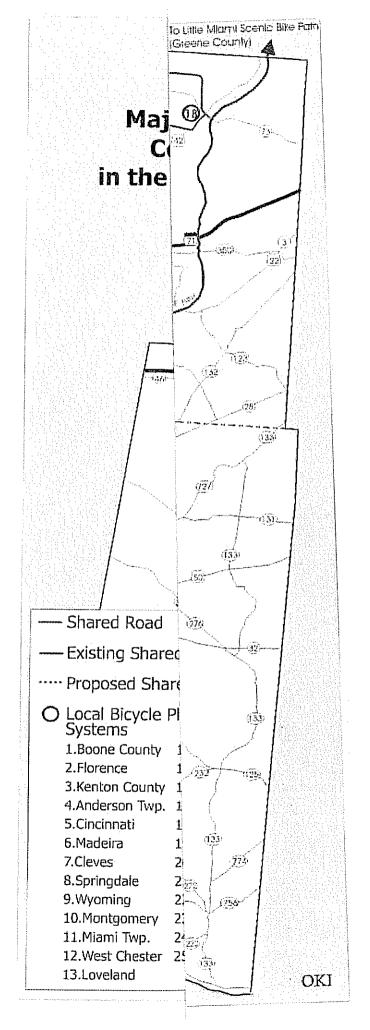
A recognized guide for the design of bicycle facilities is published by the American Association of State Highway and Transportation Officials. This guide contains the statement that "The majority of bicycling will take place on ordinary roads with no dedicated space for bicycles." It further states that, therefore, "All highways, except those where bicyclists are legally prohibited, should be designed and constructed under the assumption that they will be used by bicyclists".

Consequently, many of the recommendations of this plan are oriented toward improving the region's road system so that the streets can more safely be shared by bicycles and motor vehicles. Recommended improvements, where needed, may vary from signed bike routes, to wide outside lanes or paved shoulders, to striped bike lanes. Particular attention is also directed at improving bridges and viaducts, as these facilities are replaced less often. Bicycles can also augment transit usage. Therefore, the plan recommends bike racks on buses, and improvements to roads serving transit centers. Recommendations also address protected and secure bicycle parking.

A major catalyst for the growth of bicycling in the region is the growing network of shared use paths which include the Little Miami Scenic Trail, The Great Miami River Trail, the Mill Creek Greenway, the Ohio River Trail, the Kentucky River Path and Shaker Trace. The construction, extension and connection of these trails is encouraged. Although primarily used for recreational trips currently, their value for utilitarian travel will increase as they are extended through and connected to population centers.

The Regional Bicycle Plan recognizes that progress made towards implementing these recommendations must come through initiatives of the local governments in the region. These entities have the responsibility for the construction and maintenance of the street system and the authority to initiate funding applications for such purposes that include bicycle facilities. Changes in federal policies governing the use of federal highway funds, first in ISTEA and now in TEA-21, mandate the inclusion of bicycle and pedestrian facilities for new and rehabilitation projects, and, further, provide the flexibility in the use of these funds to achieve these goals.

The OKI Regional Bicycle Plan was prepared by the OKI staff with the guidance of an advisory committee comprised of area cyclists, state and local transportation engineers, recreation planners and local officials.



OhioEPA

The Importance and Benefits of Primary Headwater Streams

January 2003

Collective Importance

Every river begins somewhere. That somewhere is its headwaters, the network of small streams that blanket the landscape of every watershed. Headwater streams with a watershed area generally less than one square mile are termed primary headwater streams. Over 80% of stream miles in Ohio are composed of these primary headwater streams.

Primary headwater streams are like

the capillary system of a blood supply network - just as the health of the whole organism depends upon a functioning



capillary system, the health of larger streams and rivers depend upon an intact primary headwater stream network.

Primary headwater streams can be ephemeral, intermittent or perennial. Ephemeral streams are those that contain flowing water only after major rain events or for very short times during the year. Intermittent streams flow only during the wetter periods of the year. Perennial streams contain water year-round. The collective health and functioning of the primary stream network have profound influences on the quality and value of larger streams, rivers and lakes.

The Importance and Benefits Provided by Primary Headwater Streams

Sediment Control

Primary headwater streams with vegetated buffers assist in reducing sediment delivery to larger streams.

Benefits - By reducing the amount of sediment, an intact network of functioning primary headwater streams can reduce dredging costs, flood frequency, reduce water treatment costs, and reduce the siltation of larger stream habitats.

Nutrient Control

Primary headwater streams reduce the amount of nutrients reaching larger streams. Excess nutrients are a common cause of pollution. Primary headwater streams also reduce amounts of other pollutants, such as herbicides.

Benefits - By reducing the amount of nutrients, an intact network of functioning primary headwater streams can improve recreational opportunities and reduce water treatment costs, human health risks and degradation of downstream waters.

Flood Control

Because of their close connection to groundwater, wetlands and subsurface water flows, primary headwater streams are important in controlling the flow of water to larger streams.

Benefits - By controlling the flow of water to larger streams, an intact network of functioning primary headwater streams can reduce local and downstream flooding, prevent excess erosion.

Wildlife Habitat Corridors

Primary headwater streams and their adjacent vegetation provide areas for wildlife habitat and add protection for fish and other animals living in the primary headwater streams and the larger streams into which they feed.

Benefits - By providing habitat for wildlife, an intact network of functioning primary headwater streams can increase property values, increase or maintain biological diversity and improve opportunities for hunting and fishing.



Water and Food Supply

Primary headwater streams "nourish" downstream segments with essential supplies of water and food materials (both living organisms like insects and fish and decaying organic matter). Disruption of the hydrologic and biological processes of primary headwater streams takes a cumulative toll on the health of the whole river system.

Benefits - Proper functioning primary headwater streams can help maintain base flow in larger streams in times of drought. They are a key determinant in the overall condition of the river system.

For More Information

Visit the Ohio EPA Division of Surface Water web page: http://www.epa.state.oh.us/dsw/ or contact Bill Schumacher at (614) 644-2137 or by e-mail at bill.schumacher@epa.state.oh.us

Ohio EPA's Headwater Stream Project: Key Findings*

Importance

- Process nutrients and sediment
- · Dissipate energy
- Maintain stream energy dynamics
- · Maintain and protect downstream beneficial uses

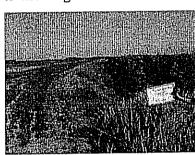
Modified Primary Headwater Habitat Streams

In addition to natural channels, different classes of headwater streams can also have modified channels. Many primary headwater



Modified Class I Primary Headwater Stream

streams are being modified (examples include channelization and riparian removal) as part of activities related to agricultural activities (e.g., drainage) and urban/suburban development (e.g., flood control and construction). Such modification is the origin of the habitat degradation, pollutant,

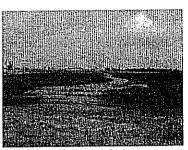


Modified Class II Primary Headwater Stream

nutrient, siltation and sedimentation problems in smaller streams and a leading source of impairment to the water quality of larger streams into which they flow.

Watercourses Not Considered Primary Headwater Habitat Streams

Ohio EPA does not consider grass waterways or other watercourses without a defined bed and bank primary headwater streams.



Watercourse, without a defined bed and bank, in a field after a rain event

In addition, streams that have sufficient amounts of water throughout the year to support sufficiently large fish communities are assigned aquatic life uses under current water quality standards regulations for Ohio. Examples of such aquatic life uses include



Small warmwater habitat stream

warmwater habitat and coldwater habitat.
Streams assigned those uses, although they may look small, are not considered primary headwater habitat streams.

For More Information

Visit the Ohio EPA Division of Surface Water Primary Headwater Habitat Web Page: http://www.epa.state.oh.us/dsw/wqs/headwaters/index.html or contact Bill Schumacher at (614) 644-2137 or by e-mail at bill.schumacher@epa.state.oh.us

^{*}A complete set of technical documents can be accessed via Ohio EPA's Primary Headwater Habitat Web Page at: http://www.epa.state.oh.us/dsw/wqs/headwaters/index.html

January 2003

Examples of Local Soil and Water Conservation District (SWCD) Related Initiatives that Promote Good Primary Headwater Stream Management

Resource protection ordinances

Resource protection ordinances can be used to establish stream setbacks and control the development and land use within a selected distance from stream channels. The Summit County SWCD recently helped establish a county-wide ordinance that established setbacks from all steam channels in Summit County.

Sugar Creek TMDL

Farmers and landowners, in cooperation with the Holmes and Wayne County SWCDs and Ohio State University Researchers, are working to protect the headwaters of the upper Sugar Creek watershed. This is a local, voluntary effort that helps fulfill the "implementation" aspect of Ohio EPA's regulatory obligation to establish Total Maximum Daily Loads (TMDLs) in nonpoint source impacted watersheds.

Lake County SWCD

The Lake County SWCD is inventorying all headwater streams in

the county using the methodology developed by Ohio EPA. The information provides guidance for how to best protect the resources of the County in the face of on-going development.

For More Information

Visit the Ohio EPA Division of Surface Water web page: http://www.epa.state.oh.us/dsw/ or contact Bill Schumacher at (614) 644-2137 or by e-mail at bill.schumacher@epa.state.oh.us

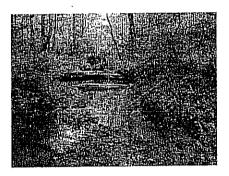


Economic Reasons for Sound Management of Primary Headwater Streams

January 2003

Need for proper management

Headwater streams are the small swales, creeks and streams that are the origins of larger streams and lakes. Headwater streams with a watershed area generally less than a square mile are referred to as primary headwater streams. The quality of water in the larger streams and lakes has a close connection to the quality of the water coming from these primary headwater streams. If there is poor water quality at the source of



a larger stream or lake, it is likely that there will be poor water quality within the larger stream or lake.

As discussed in this fact sheet, there are economic benefits to good stewardship and the proper management of primary headwater streams.

What are the threats facing primary headwater streams?

Nearly every person living in Ohio has a primary headwater stream within a relatively short distance of their home. Because of their small size and their proximity to human

activities, these streams are often impaired.

Human activities that can degrade primary headwater streams include: channelizing them or enclosing them in culverts; habitat destruction such as removing vegetation along the banks of streams and constructing dams within streams; mining near streams; urban/suburban sprawl; and discharging pollutants from homes, businesses and livestock operations.

It is important to remember that when headwater streams are degraded, especially if over a large area, larger rivers which they feed into are also threatened.

Channelization and Culverting

Natural drainage patterns are often altered by channelizing streams or enclosing them in culverts. Many stream channels have been straightened in an attempt to quickly remove storm water and prevent flooding. This alteration results in more extremes to flows within the watershed - including both "flashier" floods and lower base flows.

Habitat destruction

Removal of trees and natural vegetation from the land surrounding headwater streams commonly occurs. Without native vegetation, the health of headwater streams is in danger, as are the healths of larger streams if enough headwater streams are impacted in their watersheds. This can result in increased erosion and flooding, and decreased water

quality.

Mining

Acidic water and degraded stream channels are common in areas in which mining operations occur.

Urban/suburban Sprawl

Urban/suburban sprawl can result in the relocation or removal of stream channels, increased erosion and increased runoff from the surrounding landscape. Sprawl usually results in more land being covered by pavement, rooftops and other impervious surfaces. This results in more storm water runoff into primary streams unable to cope with the higher flows. This in turn can result in flooding and



degradation to the larger streams and lakes into which the primary streams flow.

Pollutants

Sewage from malfunctioning septic systems, chemicals from businesses, manure from confined livestock operations and other pollutants can all degrade primary headwater streams.

Trail Problems	Follow- up Question (Q. II-7)	LMST Ranking (Q. II-6)	LMST Mean Score	National Study Ranking	National Study Mean Score
Not enough access points	15 (tie)	14 (tie)	2.2	19	1.5
Litter and glass	13 (tie)	17 (tie)	2.1	10 (tie)	1.9
Personal safety	11 (tie)	17 (tie)	2.1	14 (tie)	1.7
Trail vandalism	Not listed	19	1.9	14 (tie)	1.7

Note: See text for discussion of columns 1 and 2.

Two additional comments are important regarding the issues of crowding and trail surface. First, the problem of crowding is more noticeable in Loveland (where 64% of the on-site interviews occurred). This location has the highest density of use and the greatest diversity of user modes (biking, walking, and inline skating). This situation is complicated by the fact that the trail in this portion of Loveland is the original section of trail and is narrow by today's standards. It is eight feet wide; all the newer sections are ten feet wide.

Second, trail users in general thought the maintenance was good and that there were few problems with rough surfaces and/or litter. On the other hand, responses to Part II, Question 5, "What things do you like least about the Little Miami Scenic Trail?" specifically mentioned rough trail surfaces in some areas (especially bridge surfaces) and twigs, leaves, and grass clippings on the trail. Nature's "litter" presents a problem, especially for in-line skaters, who travel best on smooth surfaces.

For a complete list of comments, see Appendix G.

BENEFITS OF THE LITTLE MIAMI SCENIC TRAIL

Trail users responding to the Follow-up Survey were also asked to quantify their trip-related expenditures and durable goods expenditures that were a direct result of the trail. The findings from the survey are summarized here. More detailed tables can be found in Appendix H-8 through H-11.

Trip-related Expenditures

Results of the follow-up survey show that trail users spend an average of \$13.54 per person per visit. The biggest expenditures are for restaurant or auto-related

Table 13. Annual Durable Goods Expenditures per Respondent

ltems	Amount/ Person/12 mos.	Percent 15%	
Clothing	\$ 42		
Equipment	\$163	59%	
Accessories	\$ 64	23%	
Other	\$ 8	3%	
TOTAL	\$277	100%	

There is a definite contrast between trip-related and durable goods expenditures by location. Most trip-related expenditures (77%) occurred in Warren County-the study area for the Little Miami Scenic Trail. Most durable goods expenditures (74%) took place in Ohio but outside of Warren County. This can be attributed to the fact that most of the bicycle shops in the OKI Region are located in Hamilton County which includes Cincinnati and its suburbs. North of the study area, most of the bicycle shops are in the Dayton (Montgomery County) and Xenia (Greene County) areas.

Table 14. Annual Durable Goods Expenditures by Location

Location	Total per Year	Percent	
In Warren County	\$ 7,400	16%	
Other Places in Ohio	\$34,700	74%	
Outside of Ohio	\$ 4,500	10%	
TOTAL	\$46,600	100%	

As a result of the study, we know that 168 survey respondents spent an average of \$277 last year on durable goods. Calculating the annual amount spent by the 150,000 to 175,000 users is more difficult, because we are not sure how many different people those numbers represent, and because these expenses typically do not occur every year or may be averaged over more than one year.

According to the study results, there are 168 respondents who visit the trail an average of 37 times annually for a total of about 6200 visits. Applying this average to the estimated 150,000 to 175,000 total visits per year produces an

purchases. Trail users spend an average of \$3.43 per visit at restaurants and an additional \$1.31 for food and beverages at retail stores for a total of \$4.74 or 35% of trip-related expenditures. Auto expenses (including gas, oil, and repairs) average \$4.04 or 30% of trip expenses. These expenses are easily explained, because trail users travel an average of 23 miles by motor vehicle to reach the trail and stay an average of three hours.

The low average amount spent on lodging may reflect the few number of people who stayed over night. Only 13 trail users--or 5% of people responding to the on-site survey--said that they were using overnight accommodations. Six people were staying at a hotel or motel; five people were staying with friends or relatives; and 2 people were staying at campgrounds. A larger sample of overnight visitors would be required in order to draw any conclusions about this group of trail users.

Table 11. Trip-related Expenditures per Person

Items	Amount/ Person/Trip	Percent
Restaurants	\$ 3.43	25%
Food & Beverages	\$ 1.31	10%
Lodging	\$ 1.50	11%
Retail	\$ 1.91	14%
Auto Expenses	\$ 4.04	30%
Other	\$ 1.35	10%
TOTAL	\$13.54	100%

(Note: Based on an estimated 290 persons.)

The average trip expenditure on the Little Miami Scenic Trail is higher than in the National Study which varied from \$3.97 to \$9.21 to \$11.02 for three trails. The National Study Data was collected in 1990 and 1991, and the differences can be attributed, in part, to the increased cost of goods and services between then and 1997-98 when the Little Miami Scenic Trail data was collected. More importantly, restaurants and auto-related expenses also accounted for the largest trip-related expenses at all three trails surveyed in the National Study.

season--ODNR park rangers are posted at intersections to warn and/or ticket people who do not stop for the stop signs posted at most intersections.

From an economic perspective, the Little Miami Scenic Trail creates economic development opportunities in Warren County and in the surrounding area. People spend an average of \$13.54 per visit on food and beverages and auto expenses. Restaurants and snack shops continue to develop along the trail and in nearby communities. Survey respondents suggested that they would like a map of the trail that included the location of restaurants and food stops. This would be a good project for local Chambers of Commerce, the Warren County Convention and Visitors' Bureau, and the Ohio Department of Tourism.

Trail users spend an average of \$277 each year on durable goods such as clothing, equipment, and accessories. Although there is one bicycle shop in Loveland, most of these expenditures occurred outside of Warren County. There may be opportunities in Warren County for additional bike shops and places that rent equipment near the trail and in nearby communities (e.g., Lebanon and Mason). Bicycle and skate rental places may also want to evaluate the need to remain open for a longer period of time--especially on weekends in the spring and fall. Biking and in-line skating occur almost year around in the Cincinnati area, however, the existing rental locations in Loveland and Corwin are generally open from May to September.

The following quote from one of the survey respondents provides an appropriate conclusion to the results of the Little Miami Scenic Trail Users Study.

"I love the scenery, I love the smooth flat trail. I love being able to go for 20+ miles. I love being able to depart from different parts of the trail and still go 20+ miles. I love passing through the towns and stopping at an ice cream parlor. I love the trees and the shade. I love being along the river. In the past 2 months we have ridden all parts of the trail from Milford to Xenia. Eventually we will do all the trail and as it is extended we will do that. This just begins to tell you how much my family has enjoyed the trail and we thank those who had the foresight to preserve and develop this wonderful resource."